

## 2012 North Lakes Annual Meeting Minutes

Date: October 25, 2012

Location: Embassy Park Clubhouse, 7pm

### Board Members

Present: Jeff Foster, Paul Sanders, Alex Maslow, Ken Myers

Absent: Cory Miller

---

1. The meeting was called to order at 7:05pm.
2. We started the meeting with a presentation by **P.O. Dan Watts from the KCMO Police Department**. Recently there was an incident in the neighborhood where someone broke into a home. Officer Watts discussed ways we could make our homes stronger. One of the most effective ways to strengthen your home is to fortify the door jam and the dead bolt locks. Make sure the screws holding bolts and locks are deep into the wood. Walk around your home and look for ways if you were a burglar that you would try and break into the home. Watch around your neighborhood and look for suspicious activities and people. If you see something that looks dangerous, call 911. Question: Solicitors have been seen in the neighborhood recently. One out of 10 may be a problem. Watch out who you open your door to. Go get a "NO SOLICITING" sticker from the North Patrol division located at 1001 N.W. Barry Rd. and put on your door. Then it becomes your decision as to whether you call the police and then they can enforce and arrest people. Question: How often does KCMO patrol the neighborhood? They place deliberate efforts on trying to make sure patrol cars cruise neighborhoods. If something is going on, then you can call and ask for extra patrols. If going out of town, you can call the front desk and ask them to put your house on a special home watch. The number for the front desk is: 816-437-6200. Keep your outside house lights on to deter activity.
3. **Approval of 2011 Annual Meeting Minutes:** There was a motion to approve the minutes of the 2011 annual meeting as presented, the motion was seconded and the minutes were approved.
4. Jeff Foster introduced the members of the board to the group.
5. **Committee Reports:**
  - a. **Jim Pratt – Lakes:** Fountains to be pulled out within the next few days. Leaves are getting into them and causing issues. The larger pond looks as good as it ever has. The small pond has had problems all year around. The lack of rain that does not stir up the silt, the sun reaches the bottom allows the algae to blossom. Be careful and don't blow leaves into the ponds. We have asked the lawn service to stop mowing right up to the edge. People need to stop putting their dog waste bags in the storm sewers. They end up in the lake. Wind also blows stuff into the ponds. Will cover status of lakes and dredge budget later in meeting.
  - b. **Alex Maslow – Pool:** This year changed lock on gate and issued new keys. Did not have any major issues. This was a good year for the pool. Also, make sure that you do not give your keys to your friends and relatives....a NL resident must accompany all guests while at the pool.
  - c. **Carla Atwood – Landscape:** The Finke Lawn service is doing a good job. The common areas look as good as they can even though we don't have sprinklers. We will retain the same

private snow removal crew for this winter season. We discussed options on doing part of the common areas on our own and then reducing our lawn budget of \$11,000 per year. This will be discussed next year before Spring and we will get competing bids to make sure we are getting the best service.

- d. **Joan Myers – Welcome:** had 3 new move-ins this past year. No formal chair of this group.
- e. **Architectural Committee:** We do not have a chair for this committee right now. The forms are on the web site. People are turning these into the board for review. It would be good to have a volunteer to head this committee.
- f. **Social Committee:** We do not have a chair for this group right now either, so we are looking for someone to volunteer to head this up.
- g. **Budget – Paul Sanders:** Paul handed out budget the report showing the '11, '12 to date, '12 projected to year end and '13 options. The '13 options were for a straight-line budget as compared to '12 as well as an option with a dues increase allowing us to continue to deposit the \$24K goal into the dredge fund, which we fell short of this year and last due to extenuating expenses. If we extended the lake dredging fund across to \$24,000 then we will have a \$6,600 shortfall in 2013. It is preferred to not have to take funds from the lake dredge fund to pay for extraordinary expenses because someday we will have to do this work and then the funds won't be there. Paul proposed an increase in quarterly dues from \$105 to \$115 = \$10 increase per quarter. A budget income increase of \$40 per household will enable us to meet our obligations.

A motion was made to increase the annual dues from \$420 per year to \$460 per year. The motion was 2<sup>nd</sup>, voted on and passed. The dues will be increased beginning with the first billing statements in 2013. A motion was made to accept the 2013 "Proposed Plus" budget as presented including the increase of \$40 per household. The motion was seconded and approved for 2013.

- 6. **Discussed the issues with the lakes.** We are looking at balance of the dredge funds. We have received two estimates from lake dredging companies for the small lake. If we dredge or back hoe, then we need to figure out what to do with the dredging/silt that comes out as approximately half of the expense is hauling it away. Ideally, if anyone knows someone within 30 minutes of NL who has land we could dump it, even for a small fee, this would help tremendously. If anyone knows somebody that might be interested in taking this fill-dirt then please contact someone on the board. Estimates on the small lake are between \$60,000 - \$75,000 and would remove about 1600 cubic yards. It would involve draining most of the lake and then working on the removal. Natural rainfall would refill the lake. We have 2 bodies of water that need attention. Do we look at them in 2 steps and handle one at a time or do we look at both of them at the same time and get a lower rate? It was decided after some discussion that we will get solid bids to dredge the small lake. Money to cover the small lake maintenance is in the budget and will be handled by the new board members.
- 7. **Board members nominations:** Currently the board has 5 members and we are still short one position. Jeff, Ken, Paul and Cory will be rolling off while Alex Maslow will serve another year. Nominations were called for and Curtis Wilkie, Bobbie Zink, Mindy Lilyquist and Tim McCoy (not present but indicated he would volunteer) were nominated. There was a motion to accept the slate of nominees, it was seconded, voted on and approved. Additional volunteers can be added at the board's discretion at a later date. Board positions will be determined at the November board meeting.

8. **New/Old Business:** the topic of homes in NL being rented out by their owner was brought up and if it was legal per our bylaws. The topic was brought up after it had been noted that known rental properties are not being kept up appropriately, lawns aren't being mowed, etc. The question was asked if it was better to have a vacant house, a house foreclosed by a bank or a renter and it's a tough question to answer. The board will make efforts to contact the home owners to ensure they are properly having their houses taken care of in their absence and if necessary, the city can be called (311) to address lawns, etc. If it is not addressed, the city can place a lien on a home. However, it's not clearly defined in our bylaws or the declaration of restrictions if we have the ability to not allow renters, plus, any legal recourse could be expensive. Regardless, all of the aforementioned scenarios are not good for the neighborhood so we will try to address the issues with the owner.
9. Meeting was adjourned at 9:06pm.