

Renaissance Homeowners Association

Board Meeting Minutes

Minutes of the Meeting Held on Tuesday, October 14, 2025, at 6:30 PM via Zoom

The Renaissance Homeowners Association (RHOA) Board convened for its scheduled meeting on Tuesday, October 14, 2025, at 6:30 PM via Zoom. Present at the meeting were Linda Jones (President), Carolyn Spears (Treasurer), Dorothy Ruffin (Secretary), Joyce Peeples (Director), Michaela LaBlance (Director), and Chiquita Cobbins (Director). The only member absent was LaTanya Lewis (Director).

Call to Order and Agenda Review

President Linda Jones called the meeting to order at 6:37 PM. The agenda was reviewed by all members present, and no additional items were proposed for discussion. The board agreed to proceed with the planned topics as outlined.

Correction and Approval of Previous Minutes

Secretary Dorothy Ruffin read aloud the minutes from the previous Board meeting. During this review, President Linda Jones noted a correction needed regarding Mr. and Mrs. LaBlance, clarifying that they had welcomed a new baby boy, not a baby girl. This correction was acknowledged by the board. After the correction was made, Carolyn Spears moved to approve the minutes as corrected, and President Jones seconded the motion.

Additionally, President Jones raised a question concerning the process by which new homeowners receive the Declaration of the Covenants. Secretary Ruffin stated that she would confer with Patty Steele, Director of Operations at Home Association of Kansas City (HAKC), to clarify how this information should be communicated to new homeowners. This action will be included as an addendum to the minutes.

Financial Report

At the October 14th, RHOA Board Meeting, Treasurer, Carolyn Spears presented a detailed financial report on the association's current fiscal status.

Delinquent Assessments

The total amount of delinquent assessments stands at \$36,807.75. Of this amount, \$1,722 is attributed to delinquency without liens, involving six homeowners. The remaining \$35,085.75 represents amounts secured by liens against twelve homeowners. [Budget Overview](#)

The association's annual budget is \$40,024. To date, \$28,915.06 has been expended, leaving a balance of \$11,108.94 for the remainder of the year without exceeding the budget.

Specific Updates

Montayia Williams reported that her outstanding debt has been paid in full. Once this payment is confirmed, \$700 will be deducted from the overall delinquency total.

Bank Balance

As of the close of business on Monday, October 13, 2025, the association's bank balance was \$34,831.72.

3rd District Convention Participation

Theme: "Bloom Where You Are Planted"

On October 11, Joyce Peeples, Carolyn Spears, and Dorothy Ruffin attended the 3 District, 3rd Convention, hosted by 3rd District Councilwoman Melissa Robinson, with guest speaker Commissioner Alana Sanders from Georgia County. During this event the HOA participants reviewed and signed off on their specific association flags. The RHOA members present, viewed and signed off on our flags. RHOA flags tentatively will be displayed on poles at Cleveland Ave, Bernard Powell, Jackson Ave, and the east end of Bernard Powell Drive.

The 3rd District Convention was well attended. It was catered by four or five vendors, all from 3rd district Restaurants, including Gates and Bryant Barbeque. We were also provided a great DJ. The Convention was educational, focusing on ways to improve communities. Attendees were given a challenge to consider, "What can you do to make our community better?"

Joyce Peeples emphasized the importance of attending the 3rd district meetings, to keep abreast as to what is happening in the 3rd District and changes happening in Kanas City. Joyce also mentioned the upcoming World Cup to be hosted in Kansas City, Missouri.

Upcoming Christmas Event

President Linda Jones initiated a discussion about the annual Christmas Event, scheduled for December 13, 2025, from 11:00 AM to 1:30 PM. The board is seeking guest speakers for the event.

Tentative Speakers

Linda Jones suggested inviting Businessman, Vewiser Dixon to discuss the potential development of townhouses across from Bernard Powell Blvd. Additional plans include door prizes and a presentation about free home repair opportunities for residents.

Joyce Peeples agreed to reach out to both 3rd District Councilwoman, Melissa Robinson & 3rd District at Large Councilwoman, Melissa Hazley to invite them as speakers. Secretary, agreed to assist with contacting 3rd District at large Councilwoman, Melissa Hazley.

Menu and Games

The planned menu consists of sandwiches, drinks, cake, fruit tray, chips, and accompanying items. The board assigned the following responsibilities:

- **Michaela LaBlance:** Provide games for door prizes and supply Approx., 8 red and green rectangular tablecloths.
- **Carolyn Spears:** Bring pop, water, juice, and chips.
- **Joyce Peeples:** Bring cake.
- **Dorothy Ruffin:** Bring sandwiches, and fruit tray.
- **Chiquita Cobbins:** Napkins, paper plates, flatware, and cups • **Linda Jones:** Provide gas cards and restaurant cards as prizes.

The board will reconvene on November 4, 2025, at 6:30 PM to discuss costs and other obligations for the event.

Jackson and Truman Road Lane Change Update

Carolyn Spears reported that she contacted City Hall regarding safety concerns at the intersection of Jackson and Truman Road. Due to multiple accidents and frequent near misses, Carolyn requested that the roadway revert to its previous two-lane configuration.

City Hall responded promptly and implemented the change, which has helped reduce the number of daily accidents and improve overall traffic safety. *Kudos to Carolyn Spears.*

Community Support and Sympathy Actions

Linda Jones raised the question of sending flowers to Ms. Chiquita Cobbins as a condolence for the passing of her husband, Deacon David Lee Cobbins, a longtime RHOA member. We are deeply saddened by his passing. Deacon Cobbins will be truly missed. The committee agreed to send flowers to the funeral once the arrangements are confirmed.

The group also discussed Ms. Pam Strozier, a neighbor who has been diagnosed with Alzheimer's disease and is staying out of state with her daughter-in-law.

Carolyn Spears suggested establishing an account with "***Toblers Flowers 2010 East 19th Street to facilitate sending flowers, website toblersflowers.com***" when needed. The committee decided to explore this option in future discussions to address these matters reflecting the association's ongoing commitment to supporting its members during challenging times.

Notice of Violation – Vehicle and Property Maintenance Issues

A notice of violation was sent to Mr. and Mrs. Niederhauser regarding an inoperable, wrecked vehicle parked on the street for over 30 days, along with a hauling truck with excessive junk both being maintained on the subdivision's street. The notice informed them of the general 30-day period for correction before further action. A summary of common code violations was also provided.

Meeting adjourned at approximately 8:00pm

Respectfully submitted

Dorothy Ruffin, Secretary

Obtained at a later date

Timing of Information Procurement

The relevant information was not immediately available during the meeting. It was obtained at a later date and incorporated into the records once received.

Addendum: Distribution of HOA Declaration of Covenants

Secretary Dorothy Ruffin spoke with Patty Steele, Director of Operations at HAKC, to clarify how the HOA Declaration of Covenants is provided to new homeowners. Patty Steele explained that the HOA information is included in the Sellers Disclosure addendum and is part of the seller's contract. The Seller's Agent is responsible for sending the seller's disclosure to the title company, which then contacts HAKC. HAKC sends a Welcome Packet to the new homeowners, which includes the Declaration of Covenants, a copy of the latest newsletter, and information about the current HOA Board Roster. HAKC also notifies RHOA board members via email of new homeowners.