

Stratford Gardens Homes Association

Quarterly Board Meeting Minutes

January 26, 2009

The quarterly board meeting of the Stratford Gardens Homes Association was held Monday, January 26, 2009, at the home of Paul Mohr, association president. Paul called the meeting to order at 7:08 pm. The following board members were in attendance: Colleen Kennedy, Maggie Shine, Joy Blake-Krug, Randy Bredar, Roger Dutton, Woody Underwood and Larry Wright and Jennifer King. Not present was Phyllis Wilson.

Approval of Minutes

The minutes from the previous meeting on September 22, 2008 were reviewed. Maggie Shine moved to approve the minutes, Colleen Kennedy seconded. The minutes were unanimously approved.

New Board Member

Paul motioned to appoint Mr. Larry Wright to fill the position that was vacated by Jennifer King's resignation. Jennifer resigned as of December 31, 2008. This was seconded by Roger Dutton and unanimously approved. Larry will fill the remainder of Jennifer's term, which expires in May 2010.

Financial Report

Treasurer Maggie Shine gave her report. Discussed was the fact there are currently only six members not in good standing, with four of those having liens placed upon their properties. We have 228 homes that are members in good standing, and 16 homes that are not part of the association. The Holiday party expenses were kept to a minimum thanks to the generous donation again this year by the Lee's. At year's end December 2008, we currently show a balance of \$18,412.45 in the budget which should take us through the end of SGHA fiscal year ending in May 2009.

Security

Paul Mohr reported that we provided extra security over the holiday season by partnering with two other homes associations, Romanelli West and Greenway Fields. We were

able to extend our coverage by 12 hours a week, for four weeks, at a cost of \$480 per week per homes association. In early December, the board, via email, approved this additional security due to a potential increase in neighborhood crime over the holiday party season. Paul also spoke with the KCPD Metro Patrol crime analyst who recommended the additional security due to current and historic crime patterns in the neighborhood. We continue to get updates from Police Officers Trainor and Parsons reporting crimes in our area, and we communicate this information to our members via email. In particular, KCPD wants us to convey to members that they must remain diligent about securing their own property to become "harder" targets for crimes to occur. The association has communicated such information to its members.

"No Solicitation" signs were completed and distributed by hand to all members in good standing in Fall 2008. Board members received positive feedback from this initiative.

Paul provided an update to on-going disturbances at 1240 Huntington. The house has an indoor pool and has been the scene of numerous late night/early morning parties since the current owner, Sean Roque, purchased the property in June 2007. Individual homeowners affected by the disturbances have contacted Mr. Roque about the problems, to no avail. A group of approximately 16 concerned neighbors met with the Kansas City Police Department (KCPD) on December 15, 2008 to discuss the matter. As reported to the police at this meeting, parties often begin at 3:00 a.m. and generate loud noise (music, voices, shouting) and traffic; other problems include people urinating on cars; people vomiting in the bushes; people passed out in vehicles; public sex; used condoms and tampons found in yards; and women's undergarments found in bushes. Collectively, the affected homeowners have called police approximately three dozen times to quell disturbances at the property. Among actions that will be pursued, the police recommended the city's dispute resolution process be attempted (through the city's Human Relations Department.) Paul has contacted the city in this regard. A motion was subsequently made by Woody, and seconded by Maggie, for Paul to write Sean Roque a letter, after the dispute resolution process is concluded, that expresses the concerns of the association regarding the disturbances that have occurred and to inform Mr. Roque that view that such disturbances are disruptive and inconsiderate and could lead to harm or damage. The motion was unanimously approved.

Communication

Colleen Kennedy reported that she continues to receive positive feedback from neighbors about email alerts that are sent out. The board agreed to generally keep notification of crimes limited to streets that are within our homes association or those directly bordering them.

Membership

One new member joined the association, Charles and Robin Arthur at 1250 Huntington. One new member address was created as a result of a new home being built on the grounds that were previously a tennis court. This new address will be 1259 W.64th St and a letter will be sent to the new owners to encourage their joining.

Social

Joy Blake Krug reported that there were approximately 95 members and guests who attended the Annual Holiday Party on Dec 11th at the home of Edith and Benny Lee. The Lee's generously again this year donated the use of their home, provided all the food and paid for valet parking for the guests. The association paid for the beverages, extra security in the neighborhood, and the bartender, as well as a thank you gift for the Lee's. The association's total costs for the party were under \$600.

A date of May 21 (Thursday) has been set for the SGHA Annual meeting which will be held from 06:30 to 08:30 p.m. at Mission Hills Country Club (pending confirmation of availability of the room.) We will provide cocktails and hors'd'oeuvres again this year. We will look into the possibility of a guest speaker.

Streets

Woody and Paul negotiated a contract with Ray Wynn for snow plowing during the Winter '08-'09 season. Total contract is for \$2,000. Paul signed the contract November 13, 2008. The contract requires that all streets be plowed only if we get two inches or more of snow. The contract does not include ice removal due to the significantly greater cost of providing this service. Woody solicited two other proposals for snowplowing. One contractor (Constant Care) did not respond, and the other contractor (Marx Bros) responded with a per snow event removal cost that was equivalent to the full season contract with Ray Wynn. So far there has been one snow event that has required plowing. Paul changed the contract this year to pay Ray Wynn 50% of the cost up front and the other 50% on Feb 1. (The previous year's contract paid 100% of the cost at the beginning of the contract.)

Islands/Common Areas

Larry Wright will be assuming the responsibilities of Island maintenance. Jennifer King reviewed the bids that she had received thus far for maintenance in the upcoming season. Larry and Jennifer will meet privately to go over details of the bids and other island particulars. There was a resolution to approve the bid from Constant Care for continued maintenance of the common

islands subject to any revisions that might be made in the final negotiations of the contract. The final contract amount is estimated to be approximately \$5,800.

There was a review of the PIAC funding that was earmarked by the city for repair/restoration of the historic horse trough fountain at the juncture of 63rd and Stateline. Paul and Roger have met with a city landscape architect and some contractors. Randy Bredar provided a basic sketch of the area to be worked on. Paul stated that he would like to finalize the scope of work, obtain plan approval from the city and solicit bids ASAP in hopes of starting the initial phase of work this spring. Roger, Paul and Randy will continue to work on this project.

Paul noted that the Ward Family Foundation has generously offered to make a contribution of funds to the City that will substantially assist in the renovation of the Mirror Pond on Ward Parkway across from Country Club Christian Church. On behalf of the association, Paul sent the Foundation a note of appreciation.

New Business

Randy Bredar, Maggie Shine and Paul Mohr will all be fulfilling their terms on the board concluding May 2009. The next quarterly newsletter will notify the membership of these openings.

The next regular board meeting will be held April 28 (Tuesday). The Annual Meeting will take place May 21 (Thursday).

The meeting was adjourned at 9:20 pm.