

STRATFORD GARDENS

BOARD MEETING

DATE: September 17, 2018

PLACE: Residence of Courtney Fadler

MEMBERS PRESENT: Courtney Fadler, Ari Jean-Baptiste, Jim Vallance, Meg Whitman, Steve Abend, Robert Flynn, Brooke Smith and Kate O'Rourke

Guest: Patty Steele

CALL TO ORDER: The meeting was called to order at 7:04 PM

AGENDA:

- 1) The August 2018 Board Meeting minutes were presented for review. Courtney moved they be accepted: Jim Seconded. Approved unanimously. Jim Vallance will make sure they are included in the Homes Association KC documents.
- 2) Patty Steele of HAKC addressed the board. She provided meaningful background on the history of Stratford Gardens, how it was formed and why some properties are not legally required to be members.
 - a) The Homes Association of KC offers new owners of such properties two membership options:
 - (1) Active membership including voting rights by formally joining the Association and having that membership notarized and recorded. The property would then be encumbered into perpetuity.
 - (2) Voluntary Membership – No Voting rights. If annual dues are paid, volunteer members may attend social functions only.
 - b) She also provided background information concerning how other “JC Nichols” subdivisions handle overdue assessment accounts.
 - (1) The Board discussed a wide range of options reference past due accounts. The Board will draft “Assessment Overdue” letters in an attempt to encourage payment of delinquent accounts.
 - (2) Steve mentioned that when he delivered directories in the past that he noticed some addresses were not included in the directory. The Board, with Patty’s guidance, discussed how that could occur and what actions should be taken to encourage all property owners to belong to the Association.
- 3) That discussion led to the requirement to update the current directory. Courtney suggested that “Block Captains” would be a good way to obtain the required data for the new directory and would also provide a means of encouraging non-members to join the Association.
- 4) Kate and Brooke updated the Board on the “Labor Day” picnic. General consensus was that it was a highly successful event and that Labor Day was a good time for the event. Suggested improvements would be to find a food vendor who could provide faster service. It was also suggested that perhaps the Association could provide soft drinks at a reasonable price which might even provide the Association with a small profit.
- 5) The Board briefly discussed preparations for the Holiday Season social event. Those discussions led to a review of the financial documents.
- 6) Ari briefed the Board on the financial documents. Delinquent accounts were discussed. We continue to encounter a drain on reserve funds which should be an agenda item at our next meeting.

ADJOURNMENT: The meeting was adjourned at 8:15 PM