

APRIL 2019
STRATFORD GARDENS
BOARD MEETING

DATE: April 1, 2019

PLACE: Residence of Courtney Fadler

MEMBERS PRESENT: Courtney, Ari, Steve, Andy, Robert, Brooke and Jim

CALL TO ORDER: The meeting was called to order at 6:40 PM

AGENDA:

1. Approve meeting minutes.
 - a. Andy moved, Ari seconded and the January 2019 minutes were approved unanimously.
 - b. Courtney moved, Andy seconded and the February 2019 minutes were approved unanimously.
2. Ari reviewed the monthly financial reports and then led a discussion of the Association finances. Bottom line was that the Association continues to spend over budget and he expects the Association to end the year with about \$8000 in cash reserves.
 - a. Jim briefed the board on his letter writing efforts to collect delinquent accounts and get non-members to join. Thus far, we have found one member who was not being billed by HA-KC, enticed one non-member to join and have another non-member expressing interest.
 - i. Brooke requested that she be given all the necessary sign up information so that she might meet with a couple of her neighbors who she deemed might be interested in becoming members. **Jim will make sure Brooke receives the appropriate information.**
 - ii. Jim also briefed the board on a delinquent dues collection path based on his discussions with HA-KC and its former Executive Director. The board agreed that the Association would send out a friendly letter asking delinquent payers to reconsider; then send out a second letter reminding the property owner of their obligations and offering a chance to meet with HA-CK and Board members to discuss; and then after a second assessment was missed, send out a third letter advising of an impending lien; and then file a lien.
 - b. Steve briefed the board on the efforts of a neighboring association to form a Community Improvement District (CID) whereby the dues/assessments actually became part of each property owner's tax bill. The City would then pass those receipts back to the association thereby relieving the association of the burden of trying to collect delinquent accounts. **A discussion followed and Andy agreed to perform a "fact finding" effort and brief the board in the future.**

3. Robert and Andy briefed the board concerning the POV damage to our wall at 63rd Terrace. Robert had several bids and was hoping to receive another in the next day or two and Andy has been handling the communication with the POV driver's insurance company. **Andy will follow.**
4. Jim briefed the board on his attempts to reduce our yearly utility expenses by having electrical and water service disconnected for the months not in use. He advised that there would be no problem with KCP&L providing the disconnect at no cost. KC however advised that it would be counterproductive financially to do so. Jim wrote letters to the City manager and two councilmen reference this subject **and he will continue to work this problem.** Robert provided an additional City contact.
5. Ari provided a sample budget for next fiscal year which led to a lively and wide-ranging discussion concerning each line item's budget authorization, how we could reduce budgeted amounts, whether it was appropriate to reduce certain items, what are appropriate operating and capital reserve amounts and how do we get there, how to raise additional capital, etc. etc. **Ari will re-work the budget based on our discussions and email to all board members prior to the next meeting which will need to be completed and readied for presentation to the general membership at the Annual Meeting in May.**
6. Brooke briefed the board that she was almost certain the Annual Meeting would take place on Thursday, May 9th at the Country Club Christian Church. She was just awaiting final conformation of the date from her contact at the church. She was not sure what, if any, charge would be required. The board discussed providing a "donation" to the church in the event that there was no room charge. Brooke also thought she could get a couple of plates of hors d'oeuvres for the event. Bottom line was that we should be able to host the annual meeting at a significant cost reduction over past years.
7. Steve presented his snow removal, Island Maintenance, Sprinkler/Fountain and Utility Estimates as part of the budget discussion. We did however also discuss the winter salt application agenda item. After some discussion both pro and con, it was felt that it was just too expensive to routinely include salt application and too difficult to predict when salt application would normally be required. However, nothing precludes the association from deciding to have our contractor apply salt if a highly likely ice storm is forecast.

ADJOURNMENT:

Robert moved, Andy Seconded and the motion to adjourn was passed unanimously at 8:30PM