

STRATFORD GARDENS BOARD MEETING

DATE: August 5, 2019

PLACE: Residence of Jim Vallance

MEMBERS PRESENT: Kate, Courtney, Ari, Mary, Megan, Jim, Tom, Brooke

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

AGENDA:

1. Approve last meeting's minutes from June
 - a. Moved by Mary
 - b. Seconded by TomPassed unanimously

2. Financial Review by Ari - Reserves are building in a healthy direction. We should be building toward \$10,000 in reserves based on our tracking, which is a positive step based on tight budgeting and an increase in dues of \$25 per household. Majority of dues for 2019-20 have been paid according to HA-KC numbers.

We have been reimbursed for our PIAC projects in the amount of \$8,036. Total paid out to date is \$12,310, so expecting reimbursement from the city on the remaining amount. We are continuing to slowly build on this momentum and maintain our budgeting for one project at a time with reimbursement to immediately follow. For the fiscal year 2018-19, the neighborhood association came in under budget for the fiscal year, which was a success.

Loss of non payers for 2018-19 was a total of 6 households.

3. Entry Wall Discussion at 63rd Terrace – Wall was damaged during the Winter by a driver who accidentally slid on ice into the brick wall and as a result it was knocked down. Board discussed latest update from Andrew Funk – the association received \$9100 from our insurance provider, who will then seek reimbursement from the at fault driver insurance. Atlas Archimedes has been contacted to begin the work, and the contact with Atlas has said they hope to begin the work sometime around the 3rd week in August. The association will owe the contractor for the work to repair the wall, and a \$500 deductible to our insurance carrier once completed.

Next Steps - Andrew to let Board know about next steps as soon as possible upon return.

4. New Member Outreach – Discussion was made about outreach to the Piper and Beck residences to join neighborhood association. These homes are not currently part of the association. Kate reached out to the Becks about joining the neighborhood association. The general feeling is that they don't want the hassle of having to have it notarized, and that they may not be aware of the services they are receiving for free. Board agreed the process would be easier if they received a letter that the Board then helped make the notary process easier via HA-KC.

Next Steps - Board is going to review current new neighbor letters and put a letter together outlining services neighbors who are not part of the association are benefiting from, but not paying for. Courtney volunteered to take on this task.

5. Next Neighborhood Newsletter Update – Courtney currently putting together a newsletter to go out the second week of August (if not before). Topics to include in next newsletter include: new member joining information, lawn of the month award, group formed on next door for our neighborhood re Kate, security corner to give greater visibility about out of town meetings and speeding tickets. Mention to contact Courtney on security out of town dates.

Next Steps – Courtney to put together newsletter with updates in it and distribute on or before August 15th. Kate to provide Courtney with information on Next Door neighborhood group for inclusion.

6. Garage Sale – Board discussed the recent neighborhood garage sale at the end of June, and the general consensus was that several neighbors took advantage of the opportunity. Board agreed to hold another one next Summer. Courtney put signs out and pulled them in on Sunday, stored at her home for next year.
7. Neighborhood Social Media Update – Kate developed a group that is formed on Next Door, it's currently private per Kate. Kate asked information about it be put into our next newsletter. Neighbors have to opt in on next door.

Next Steps – Kate to provide Board with more information on next steps of how to join the group.

8. Financial Lien Discussion and Notice – Jim submitted a letter for the Board's review on the 3rd notice for a lien on the Panzino residence. It will cost \$100 to file the lien. The letter is part of a standard process the Board implemented of a 3-letter notice. First letter is notice of a delinquency, second is a letter noting delinquency and that action may be taken if not paid, third letter is a notice that a lien will be filed against the property.

Next Steps – Jim to submit letter to Patty at HA-KC for her distribution.

9. Security Patrol – Jim met with Sgt. Sebastien to discuss police patrol. The KCMO patrol officers are paid \$40 per hour, and the Board doesn't expect prices to go up at this time. Sgt. Sebastien suggested the neighborhood utilize services when people

are going out to town and suggested we have a security board officer. He said they can issue tickets anytime. Board discussed ways to be even more proactive on security outreach to the neighborhood, Courtney agreed to continue to distribute security information and post information in the newsletter. Courtney also volunteered to be the point contact to notify Sgt. Sebastien if people are leaving town.

10. Labor Day Block Party – This year’s Labor Day Block Party will be at the Corner of 61st Street, Huntington and State Line on Monday Sept. 2nd starting at 5 p.m. to 8 p.m. Happy Belly Food Truck (bread and butter concept) and adult beverages and drinks, will be available. Betty Rae’s ice cream truck will be on hand. Neighbors are invited to bring cash and coolers for BYOB. Face painting, bounce house, fire truck and piñata will be available for kids. Beers and margaritas available via cash with the truck.

Next Steps – Kate and Brooke to have Patty send out the invitation, if deemed appropriate. Courtney to include all information in the next newsletter.

11. PIAC Projects Update – The association received an \$8,036 reimbursement from the city for the first phase, and are awaiting check for the second phase of work that has been completed per Megan.

Jim discussed original plan was to move forward with the next project at 60th Terrace and Ward Parkway. Mary and Jim toured all of the islands and went forward with moving on the 2c version of the project for the Fountain – to at least begin removing the trees that were in the way of restoring the fountain. Trees have been removed at this point. Fountain and lighting at this island are next steps, landscaping will occur after that point. Landscaping to occur late Fall or early Spring based on timeline of contractors work and how quickly city pays the bills for work done to date.

New urn at Ward Parkway and 63rd Terrace – Megan to reach out to city about urns replacement, they have been ordered, but TBD on delivery date.

61st and State Line crab apple trees are dead (3 in total) and a 4th one is dying. 63rd Terrace will be overhauled and likely timeline is late fall or early spring. Board agreed to move forward with project 3c for landscaping ahead of the lighting in order to get it done. Board agreed we have to be diligent about approving funds so that checks come in before we approve next steps.

Next Steps – Mary to work with landscapers on availability of plants for next phase landscaping.

Megan to provide Mary with landscape architect contact.

Jim to reach out to Andy and ask him to begin work on 63rd terrace so landscaping can begin as well asap.

12. Lawn of the Month – Phyllis Wilson has organized a group of 3 neighbors who agreed to manage the “Lawn of the Month” program. The committee is comprised of Phyllis Wilson, Kristie Wolferman and Julianne Mullane. The winner is 1236 W. 60th Terrace, Matthew and Emily Walters home. There will be approximately 4 winners a year, every other month Spring to Fall. Information on the winner will be included in the next newsletter.

ADJOURNMENT: The meeting was adjourned at 7:52 PM