

**STRATFORD GARDENS HOMES ASSOCIATION
ELECTION NOTICE**

SPRING 2006

ATTACHMENTS TO THIS NEWSLETTER:

- 1. Proposed 2006/2007 Budget**
- 2. Bios provided by candidates for election to the Board**

PLEASE CONSIDER THIS STRATFORD GARDENS HOMES ASSOCIATION'S FORMAL NOTICE OF PROPOSED ELECTION OF DIRECTORS FOR THE BOARD IN COMPLIANCE WITH OUR BYLAWS AND STATE LAW.

The Bylaws, as applicable to the election, are summarized as to topic below. A full copy of the Bylaws will be available at the Annual Meeting for review, are available by calling any Board member, or, you may view and/or download them on line at:

WWW.HACCD.ORG by going to the Stratford Gardens website.

The information provided below is meant to answer common questions about the election process and present candidates. If you have further questions, please call Stephen Lyddon, 444.1901 or Gwen Caranchini, 361.4718 or email them at **SLYDDON@KC.RR.COM** or **GWENCARANCHINI@SBCGLOBAL.NET**.

PLEASE RSVP TO HACCD (523.2440) PRIOR TO MAY 16 SO THAT WE MAY HAVE AN ESTIMATE OF THOSE ATTENDING FOR PURPOSES OF SET UP AND REFRESHMENT PURCHASE.

REMINDER OF GARAGE SALE: We are having an "all Homes Association" garage sale on May 19 and 20. Please call or email Gwen Caranchini at 816.361.4718, **GWENCARANCHINI@SBCGLOBAL.NET**, if you wish to have a sign posted on your street at Ward Parkway that you are having a garage sale. An ad will be placed in the Kansas City Star as well as the Wednesday newspaper regarding the garage sale.

PROPOSED BUDGET FOR 2006/2007. See attached proposed budget which was voted upon and received unanimous approval from the Board at its April 29, 2006 Executive Meeting. Last year's budget and actual expenditures will be distributed at the Annual Meeting in conjunction with the Treasurer's Report. Membership will be pleased that we did not exceed projected Budget expenditures for 2005/2006 and actually were able to show a residual amount despite contributing to island improvements, a non budget item.

I. Date, Time and Location of Annual Meeting

Date: May 18, 2006

Time: 7 p.m.

Place: Country Club Christian Church on Ward Parkway at 62nd Street in the Social Hall Please enter by the east rear entrance of the Church

II. Who Will be Elected?

Four Directors' terms expire as of the Annual Meeting: Stephen Lyddon, currently our President; Maggie Shine, currently our Treasurer; John Larson, Derek Guemmer.

Currently, we have four persons who have expressed interest in these positions: Colleen Kennedy, Maggie Shine, Diane Bradshaw and Randy Bredar. Please see the bios provided by these individuals attached to this notice.

III. Are there any other members who sit on the Board who are not elected; and, how are they chosen?

Yes. The immediate past president of the Board sits on the Board for one year as a non-voting member in an advisory capacity. That person currently is Colleen Kennedy and will be Stephen Lyddon for the 2006/2007 year.

This is not set forth in the Bylaws but the Board, may in its discretion under the Bylaws, create such a position. The Board has determined that the expertise of the immediate past president is needed on the new Board.

IV. How long is a "term" for a Director? Are there term limits?

Three consecutive years. There are no term limits.

V. What are the eligibility requirements for a Board Member?

The Bylaws require that Board members to be eligible to run and be elected must:

1. Be a "member of the Homes Association", AND,
2. Be in "good standing" with the Homes Association as to dues payment.

VI. What does that mean?

A "member" is a homeowner within the boundaries of the Stratford Gardens Homes Association. Someone who leases premises within the boundaries of the Homes Association is not a "member". There is no specified time period that one must be a homeowner before running for the Board. Nor is there any requirement

that the homeowner actually reside in the Homes Association all or part of the year.

“In good standing” means that the “member” has paid his homeowner’s dues current as determined by the Treasurer of the Board and the Board as a whole if there is a question raised.

VII. Can someone present themselves at the Annual Meeting as a candidate for the Board if he/she has not put forth his candidacy prior to that time?

Yes. At the time the candidates are presented, a “member in good standing” may request he/she be added to the ballot. No bio is required to be presented to the membership to be considered.

VIII. How many votes are needed to be elected or pass a measure?

The Bylaws provide that 25 members in good standing must be present in person or by proxy to constitute a quorum to carry on business, including voting on any measure and electing Board Members That means that 13 members must vote on a matter for its passage, including the election of Board Members.

IX. Who selects the officers of the Board and when? What is their term of office?

The new Board selects the officers of the new Board at the time of the first meeting of the new Board after the election of the Board. Persons residing in the boundaries of the homes association will be notified in a newsletter and the information will be posted on line. There is a one-year term of office for each officer position on the Board running to the next annual meeting.

X. What if a Board Member leaves the neighborhood during their term, how is their position filled?

The Bylaws do not specifically provide for this, but currently the Board takes the position those board members who are no longer members or members in good standing must resign before the next Board meeting at which their official residence is no longer within the boundaries of the Homes Association. Their position is then filled by a majority of a quorum of voting members on the Board. However, if that Board position will extend beyond the next annual meeting, then that appointed Board member must receive a majority of the quorum of voting members present at the Annual meeting and if not, any member in good standing may request from the floor that he/she be considered for that position.

If a Board member is “not in good standing”, the Board may, in its discretion, request the resignation of the Member.

There are no Board positions that have been filled since the last Annual meeting requiring the vote of the membership at this year's Annual Meeting.

XI. Who may vote on matters, including elections, at the Annual Meeting?

There will be a list of members eligible to vote at the Annual Meeting signed off on by the Treasurer. The "member" will select one person of the household to represent the household's interest. The household makes this designation at the time of the annual meeting at the time of sign in. A voting card will then be given to that person for the entire household, which the "member" will use in voting.

If you have a question whether you are a "member" in "good standing" please contact Maggie Shine at 444.4264 or MAGGIE@MAGGIESHINE.COM

The Board requests that no person who is not a "member in good standing" attempt to vote or obtain a card for voting.

All persons living within the Homes Association whether or not "a member in good standing" are encouraged to attend the annual meeting.

XII. May a member vote by proxy or in abstentia?

Yes. Please contact Stephen Lyddon (444.1901 or SLYDDON@KC.RR.COM) or Gwen Caranchini (361.4718 or GWENCARANCHINI@SBCGLOBAL.NET) for how to do this.

XIII. Agenda for the Annual Meeting

The *tentative* Agenda for the Annual Meeting is as follows. Members may ask either before or at the Annual Meeting that additional issues be addressed. Please contact Stephen Lyddon to add issues to the Agenda.

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| 1) | Welcome and Introductions | Stephen Lyddon |
| 2) | 2005/2006 Overview | Stephen Lyddon |
| 3) | Island/Common Areas Update | Mary Martin |
| 4) | Financials/Budget 2006/07 approval | Maggie Shine |
| 5) | New Board Member Election | Stephen Lyddon |
| 6) | Plans for the new year | Stephen Lyddon |
| 7) | Other business | |

Proposed Budget
Stratford Gardens Homes Association
June 1, 2006 to May 31, 2007

Revenue:

Base Assessment	\$3,879.00
Neighborhood Services	32,376.00
Interest on Investments	545.00
- Adjustment for non payers	<u>(1,000.00)</u>
Total Income	\$35,800.00

Expenses:

Administration	\$2,220.00
Computer Services	500.00
Insurance	200.00
Island Maintenance	5,000.00
Postage	300.00
Newsletter	600.00
Snow Plowing	1,600.00
Social Activities	3,500.00
Directories	1,000.00
Stationery and Supplies	100.00
KCMO Police Patrol	12,600.00
Utilities	600.00
Other	500.00
Capital Improvements	<u>3,540.00</u>
Total Expenses	32,260.00

Reserves:

Capital Improvements Reserve	3,540.00
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Income/Loss -0-

Maggie Shine 1203 West 60th Terrace, Kansas City, MO 64113

Married to William E. Mendus
Daughter – Caroline G. Mendus

Lifelong resident of Kansas City, Missouri
Resident of Stratford Gardens since May, 1998

I am running for the Board of Directors of the Stratford Gardens Homes Association because I am interested in seeing our neighborhood preserved and improved.

I have served on the Board since 2002 and have been Treasurer for the past three years. During that time, our Association has advanced to where we have positive cash flow with improvements to our common areas.

Qualifications: I have run a successful business (Maggie Shine, LLC) since October, 1984. I teach classes to prepare candidates to pass their securities examinations (Series 7, etc.)

Education: BA Economics, BSBA Finance, MBA – Rockhurst College

Memberships: Central Exchange, Kansas City Securities Association
(Former Board member for 18 years and President, 1996).

I have all requisite licenses to run a brokerage firm.
Licensed broker with Bankers & Investors Company.

Diane Bradshaw

Diane lives on Huntington Road with her husband Jean Paul, and children Andrew, 21, and Stephanie, 19. They have lived in their home since 1994. Diane is a community volunteer, and has served as the President of the St. Paul's Parents' Guild, President of the Hallbrook Country Club Board of Directors, co-chair of the Rockhurst High School Annual Auction, and President of the Angels of the Children's Place. She is a member of the Children's Relief Association at Children's Mercy Hospital and the Junior League of Kansas City Missouri. In her free time she enjoys golf, reading, attending Mizzou sporting events, and walking their chocolate Labrador, Hazel.

"I am proud of our beautiful neighborhood and want to see this area continue to prosper. I look forward to helping with this effort as a member of the Stratford Gardens Homes Association Board of Directors."

Colleen M. Kennedy

My husband, Jim Akers, and I have lived in Stratford Gardens since moving to Kansas City in 1994. The beauty of the homes and the surrounding areas were the main reason for our decision to purchase on W. 60th Terrace.

I was a member of the Stratford Gardens Homes Association board for 4 years (2001-2005) and held positions as Recording Secretary, Vice President and President (for 2 years). Prior to joining the board, I started a Neighborhood Watch program on W. 60th Terrace – after a number of burglaries occurred in our area. This was extremely successful – and prompted my election to the board. After joining the board in 2001, I helped bring on or create the following: security patrol, block captain program, island beautification committee, frequent newsletters, social activities, website, budget control, lien and collection program, new member welcome committee, and others.

I took a year off from the board, but found that I miss being involved. I would like to be a member of the board again to help continue moving the association forward.

Bio of Randy Bredar
Candidate for Stratford Gardens Home's Association

My family and I have lived in Stratford Gardens for close to fourteen years, since we moved to Kansas City from Dallas. My wife Julie and I were immediately attracted by the fabric of our community, the quality of the homes and landscape, and the diverse ages of it's residents. The desire to maintain and enhance these and the other qualities of our community have led my desire to serve on the Homes Association.

I am an architect, and serve as Vice President for Business Development at JE Dunn Construction. Julie and I have two children, Willy (age 12), and Hannah, (age 9), who attend St. Paul's Episcopal Day School. We are also members of St. Andrew's Episcopal Church.