

Annual Meeting

2/10/24 at Tomahawk Ridge Community Center

Opening:

- Charles called the meeting to order at 10:01am

Present Board Members:

- Jill Loxterman
- Charles Metzker
- Catherine Frazier

Absent Board Members:

- Andrew Mullen
- Dale Williams
- Nick Moore

Homeowners

- Harry & Mary Bognich
- Wayne Burch
- John & Cindy Roccaforte
- Doc & Linda Smotherman
- George Hensler
- John Barkett
- Debbie Dubinsky
- Kerry Naylor
- Jean Potter

Agenda:

- Introductions
- Board Activities
- 2023 Events
- Committee and Activities Reports
- 2023 Expense Summary
- Budget for 2024 and Assessment Vote
- Election and Nomination of Board Members
- Close

Board activities:

- Regularly scheduled board meetings
- Welcome new neighbors
- Maintain common areas and perimeter
- Annual Association garage sale
- Annual Association block party
- Civic liaison for Association
- Homes Association Kansas City (HAKC) liaison
- Approve roofing materials
- Annual meeting

HAKC – Homes Associations of Kansas City

- Ha-kc.org
- HAKC is a non-profit organization established in 1944
- Provides management services for homes associations
- Provides support for deed restrictions
- Collects dues, maintains financial records

- Provides audited financial statements to home associations
- Provides insurance for association common areas
- Hosts an annual business meeting
- Prepares balance sheets and income statements
- Prepares delinquency reports
- Prepares monthly summary of expenses
- Prepares dues invoices and mail to homeowners
- Receives dues & maintain records of payments
- Manages invoices from various vendors
- Provides assistance for annual budget preparation
- Assists with insurance needs and acquisitions
- Prints and mails newsletters, provides photocopy services

HOA Events

- The HOA meets at Tomahawk Ridge Community Center about 7 times per year, including the annual meeting
- We have 2 events every year, a Neighborhood Garage Sale and a Block Party, looking to add in more like the 2023 Tie-Dye party and a Spring Block Party/Activity in 2024

Lawn Maintenance and Improvements

- Perimeter lawn maintenance
- Fertilizing, seeding spraying and trimming
- Christmas decorations at entrances
- Flags at entrances on selected national holidays
- General maintenance of association trees and shrubs
- Seeded and aerated assorted perimeter and islands

Communications

- The Board provides periodic communications to the HOA members, such as newsletters and flyers announcing events.
- The Canterbury Estates Directory will be updated, and mailed out, by end of March.
- Please contact Jill Loxterman with any additions, deletions or corrections: Jill.Loxterman@gmail.com
816-509-8199

Trash Collection

- Deffenbaugh (now a subsidiary of Waste Management) remains the trash provider for 2024.
- Household trash, recycling and yard waste are currently picked up on Friday starting about 7AM. Yard trash during heavy seasonal use may be delayed until Saturday.
- About 45% of your dues are for trash service. The trash contract was renewed on August 1st, 2018 for 3 years with a limit of a 3% annual price increase.
- For any trash problems please contact Charles Metzker 913-451-1877.

Treasurer’s Report

2024 PROPOSED BUDGET				As of January 31, 2024	
				Cash in Bank:	\$13,095.94
				CD:	\$26,338.16
				Total Assets:	\$41,654.10
RECEIPTS	Year 2023 Budget	Year 2023 Actual	2023 Budget Less Actual	Proposed 2024 Budget	
Annual Dues	\$300.00	\$300.00	\$0.00	\$350.00	
Total 105 Homes	\$31,200	\$31,200	\$0	\$36,750.00	
Past Dues and Delinquent fees	\$0	\$0	\$0	\$(705.00)	
Interest Income	\$281	\$281	\$0	\$200	
Other Income	\$0	\$0	\$0	\$0	
Interest on Assessments	\$0	\$0	\$0	\$0	
TOTAL REVENUE	\$31,480	\$31,480	\$0	\$36,595	
EXPENSES					
Administration and Insurance	\$2,700	\$2,829	-\$129	\$2,700	
Postage, Directory, & Newsletters	\$1,000	\$272	\$728	\$1,100	
Block Party, Garage Sale, & Meetings	\$650.00	\$3,014	-\$2,364	\$3,150	
Perimeter & Island Maintenance	\$9,700	\$13,802	-\$4,102	\$10,000	
Capital Improvements	\$1,500	\$0	\$1,500	\$1,500	
Trash Collection	\$18,182	\$19,043	-\$861	\$19,675	
Electric & Utilities	\$700	\$653	\$47	\$700	
Misc. Other	\$200	\$202	-\$2	\$250	
Legal Services	\$0	\$0	\$0	\$0	
TOTAL EXPENSES	\$34,632	\$39,815	-\$5,183	\$39,075	
NET INCOME	-\$3,152	-\$8,335	-\$5,183	-\$2,480	

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- Discussion about dues:
 - George Hensler says Block Party meats cost too much – volunteers to help source food for next 2024 Block Party
 - Catherine Frazier recommends we look at 3-5 year forecast next year with 2028 rewriting that will incur legal fees
 - Linda Smotherman makes a motion to set dues at \$330 for 2024. Harry Bognich seconds. All in attendance vote aye, 100% in favor.
 - Dues are set at \$330 for 2024

Election of Board Members

- Jill Loxterman nominated
- Charles Metzker nominated
- Susan Klein emailed in she is interested in joining the Board
- Andrew Mullen, Dale Williams, Catherine Frazier, and Nick Moore continue 2nd year of their term in 2024

Other Discussion

- Look at taco truck for Spring event

Closing:

- Meeting adjourned at 10:47am

Next Board Meeting: February 27, 2024 at 7:00pm

Minutes submitted by Jill Loxterman, Secretary