

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
GREENWAY FIELDS HOMES ASSOCIATION**

**June 30, 2008 6:30 p.m.
Gina Valentino's House**

Attendance

- Present: Gina Valentino, Barbara Martin, Joe Groebl, Aaron House, Wendy Trainor, Mike McAdam
- Absent: JT Forristal

Agenda

- The Board voted unanimously to approve the Agenda.

Review Meeting Procedure

- The Board reviewed meeting procedure as discussed in the May 8, 2008 Minutes.

Old Business

- Meeting Minutes
 - May 8, 2008 Minutes
 - The Board voted unanimously to approve the minutes
 - June 25, 2008 Minutes
 - The Board reviewed the minutes. After some discussion, the Board decided to revise the minutes. Aaron House will revise the minutes and recirculate.
- Telephone System
 - Wendy Trainor emailed Craig Nulan, and she is waiting for him to send her a document into which the homeowners' contact information needs to be inserted.
 - Denaë Dickie offered to help by typing information into the document or form.
 - Wendy is also checking with Craig to make sure the website will be set up so that homeowners can go to the website and enter their information themselves.
- Picnic Recap and Recommendations
 - Although the Board had requested that Homeowners RSVP, only 7 families and 5 single people RSVP'd (for a total of 25 people, excluding Board members and security patrol). More than 70 Homeowners (excluding Board members and security patrol) showed up, of which approximately 25 were children.
 - Because the RSVP system has been unreliable, the Board decided to alleviate the requirement of an RSVP. The Board's goal in maintaining an RSVP system was so that it could plan food and drink accordingly.
 - The Board decided to stop providing beer and wine. People may bring their own beer/wine.
 - Gina Valentino will obtain better name tags for next year's picnic.

- There were not enough plates. In the past, it had been recommended that Homeowners bring their own plates for environmental and cost reasons, but this has not been working well.
- Advertising for the picnic
 - The Board will spend more money to get picnic signs (like the garage sale signs)
 - The Board will send a reminder about the picnic through the telephone tree and the newsletter (next year's newsletter should be sent out closer to the picnic)

New Business

- Garage Sale
 - The Board agreed that it is good to have an annual garage sale (so that people have them at the same time) on Friday-Saturday
 - The best time is in the spring
 - Advertising via street signs, the Kansas City Star, and the Wednesday Sun has worked well
- Homeowner Complaints
 - 419 West 63rd Street
 - This home is owned by Jeff Church. Neighbors have complained on at least 2 occasions about loud noise during the night (from partying, etc.). The Board sent a letter on May 30, 2008.
 - The Board's policy when contacted by a homeowner to complain about another homeowner's illegal use of the premises (noise violations, illegal use of fireworks, etc.) is first to have the complaining homeowner call the police. The Board will then follow with a letter to the party alleged to be in violation. It is the Board's intention that illegal matters are left to be handled by the police. The non-emergency number for the police is 816-234-5111.
 - 400 Greenway Terrace
 - This home is owned by Steve Sutton. Steve Sutton had recently contacted the Board regarding the sidewalk assessment on his block. The Board advised Steve Sutton that the Board had no role in obtaining the assessment, and it told Mr. Sutton whom he should speak to about the assessment at the City. No other complaints have been made.
 - 4th of July Fireworks
 - Gina Valentino sent Homeowners and Block Captains an email explaining that firework use in the City is illegal and how to report violations.
 - Jeanette Garfinkle
 - Jeanette Garfinkle contacted Gina Valentino to complain that the assessment was too high. She also stated that her home has been broken into repeatedly by neighbors. Gina contacted Brent Parsons who said he would follow up with the Homeowner.
 - Patrick Randolph
 - A Homeowner has complained that bushes and vines on Mr. Randolph's property are overgrown. The Homeowner may follow up by calling the

City Action Center, after which she may request that the Board write a letter.

- Voting Quorum
 - The Bylaws state that there are 7 directors and that 4 must be present to conduct business. Aaron House has stated that the Bylaws are silent on how many must vote in favor of a measure for it to pass. Aaron will research this issue. Aaron also will research whether the Board can vote by proxy.
- Treasurer's Report
 - Approximately \$12,500 in home dues (and special assessments) is past due. Roughly \$9,000 of those dues is from this year. The Board just learned that at some point, HACCD stops maintaining past due records for home assessments that are not legally binding.
 - Approximately ½ of the Homeowners are paying for security.
 - The Board again discussed sending a letter to delinquent Homeowners. Joe Groebl suggested putting the Board members' names on the letter. After discussion, the Board decided it would be best to put the names at the top of the letter, and to put "Greenway Fields Homes Association Board of Directors" under the signature block. The Board should have standard letterhead.
 - Gina Valentino reminded the Board of the upcoming 4th District President's meeting on Wednesday, July 2 from 5 p.m. – 7 p.m. at the Country Club Christian Church near 61st and Ward Parkway. Gina Valentino may not be able to attend. Barbara Martin will attend. Gina Valentino needs a head count quickly because she must RSVP.
 - A reminder also should be put in the newsletter.
 - Aaron House will check the prior minutes/memoranda to determine if the Board has previously voted on a course of action with respect to delinquent home dues.
- Security
 - No update
 - Joe Groebl will have lunch with Brent Parsons during July. Barbara Martin may join him.
 - The security officers present at the picnic have not been paid. Joe is waiting to hear from Brent Parsons regarding the amount due.
- Block Captain Party
 - The Board felt that the Block Captain party was a success, and it intends to have another one in the next 6 weeks.
- Meyer Boulevard Columns
 - The PIAC application is due soon, which Katie Allison is working on. Katie has spent numerous hours on this project. In connection with the application, the Board needs to pledge approximately \$500-\$1,000 toward this project. The Board still has \$400-\$600 available from leftover church funds (money that had been set aside for the plaques).
 - The City is urging PIAC to fund the entire project.
 - There are concerns that any money from PIAC should be given to HACCD (to avoid the City's fee).
- June 25, 2008 President's Meeting

- Gina Valentino attended. She reported that Beth Gottstein was the speaker. Beth Gottstein gave an update on how she felt her term has been going and what she has been able to accomplish.
- 4th District's President's Meeting
 - Wednesday, July 2, 2008
 - Topics include PIAC, the Brookside Watershed Project, and a short question/answer period.
 - Barbara Martin will attend, and Wendy Trainor may join her. Light dinner will be served.
- Update on CVS sign at 75th and Wornall
 - Barbara Martin attended the discussion held at Broadway United Methodist. 25-30 people attended. CVS wants to put a digital sign at the intersection to compete with the Walgreens across the street. The issue is now being resolved by the City, which should have a decision shortly.
- To Do List for Brookside Watershed Project
 - As requested by Karine Papikian (Project Manager), an email needs to be sent to Homeowners regarding trees that could be torn down as a result of the project. Aaron House will provide Wendy with a draft email.
 - Gina Valentino is waiting to receive the Homeowners' addresses from HACCD so that she can forward those addresses to the City so that the City can send a mailing to Homeowners.
 - Wendy Trainor will take pictures of Monkey Island.
 - Joe Groebl will provide landscaping invoices and plats to Karine Papikian

Next Meeting

- Saturday, August 2, 2008, 9:00 am at Aaron House's house
- Potential Topics
 - Brookside Watershed Project, Phone System, Security, Meyer Columns, Block Captain, Corporate Books/Records, Restrictions, Bylaws, Delinquent Dues