

Red Bridge Homes Association
Annual Meeting
October 15, 2011
Held at Whitfield Center
Avila University

President, Joe Gawron, called the meeting to order at approximately 9:15 a.m. He advised everyone in attendance that there was input and comment cards on each table for attendees to voice their concerns, complaints, suggestions, or good comments. We will then review them and discuss them at our monthly Board Meetings.

He then introduced the other members of the Board:

Katherine Coats, Vice President
Heather O'Malley, Treasurer
Louise Clossick, Secretary
Julie Gabriele, Director of Snow Removal
Jim Wright, Director of Islands & Markers
Sharron Hill, Director of Community Meetings
Shanna Smith, Director of Newsletter
Barb Alderman, Director at Large.

The minutes of the last annual meeting were presented. Motion made to accept the minutes, seconded, and all were in favor.

Heather had copies of the financial information at each table for everyone to review. She then said the large expenses are the islands and markers and snow removal. The administration expense goes to the HA-KC for the administration and mailings – no monies go to our board members. The office work is handled by HA-KC.

Some questions were asked about:

- Island maintenance at \$13,000-\$14,000 – is that ongoing?
- What does insurance cover? We do not insure our property, so if any damage occurs we have to cover it with our Homes Association dues. We do not insure our monuments. It does cover D & O (Directors and Officers liability).
- We attempt to balance the budget --- snow plow removal has been higher primarily because we have had so much more snow. We were approached by two other Homes Associations to figure out how we do snow removal. The person we use also does Verona Hills and Loch Lloyd.

- If our reserves get too low to meeting the necessary expenses we could consider raising our dues in the future. Some home owners associations have dues up to \$1,200, and some run \$50 - \$80 per month. We have 840 homes in our Association.
- What about people who do not pay their dues? Our policy is after two years we have a letter sent to them. They receive bills and reminders. At two years we begin placing liens. That basically represents the \$7,000- \$1,000 deficit we run each year. Some people consistently do not pay it and it just grows and grows.
- Do we assess fines and fees? Homeowners pay all of that.
- Often times when a person wants to sell their house if there is a lien on the house they cannot close without paying off the lien.
- Once property owner goes into foreclosure – those fees are still there, but it takes action. One person said all we get now are renters and forfeitures.

Motion was moved and seconded to accept the Treasurers' Report as written.

Julie Gabriele then discussed the snow removal. This past year we had lots of snow including a blizzard plus three other big snows over 7 inches. We ended up with 36.4 inches of snow, which is a lot considering the 30 year average is 15 inches. We were over budget by \$1,230, but we did have an extraordinary amount of snow. We have had a couple bad years of snow. The procedure we go through follows the forecast. We make a decision prior to the snow whether to pre-treat the streets. That chemical prevents the snow from sticking. If you don't pre-treat it then the cars pack down the snow. The cost is \$1,200 per trip through the neighborhood for the pre-treatment and every 2" costs us \$1,200 approximately. There is an assessment made to pre-treat the street ahead of time. If it is going to rain or sleet we do not pre-treat. One lady said she thinks we did a good job. Julie said her mail man said he can't get anywhere except in Red Bridge. Question – person said they live on Minor and the city does plow it. Do we get bids? Yes, we are getting bids this year. We will get three extra bids. One person asked why we clear our streets when the city streets are not cleared. Joe said we cannot have long discussions. We clear our streets because overwhelmingly we were asked to clear our streets by our 840 members of the homes association. Joe's position as President and the Board say we want to have it cleared. We do not receive any reimbursement from the City for doing our own snow plowing. The city does do some of the main streets.

Jim Wright said he uses two main contractors for islands and maintenance. We use Ryan Lawn and Tree – they do the islands, seeding and bushes. Horizon Lawn and Service takes care of the leaves and lawn mowing. We had a bad summer as far as islands. Between hot weather and lack of rain, so

this year we are going to do a late or dormant type planting. Ryan showed him a new product made out of straw. They take it, shred it and pack it to make sure there are no weeds. Pelletize it and they throw it across the grass and it swells up three times and holds moisture on the ground with the seeds. He said this is available for anyone interested at the Grass Pad. It is \$10.00 a bag for 500 feet.

Street markers this year – he thought we had the prettiest markers of anyone – begonias and sweet potato vines. Next year we will come in with two different colors of Kale (red and white). At the same time we will be planting tulip bulbs again and then in the summer we will do sweet potato plants or vines and begonias.

Regarding the stature, Van Liew said it would be more expensive to repair the broken one. He and two other home owners put it back together and placed it on the island on 117th Terrace and it lasted only one week. Someone tried to twist it off the pedestal. It is now missing a leg and arm.

The marker on 116th was run into by a car. It did a lot of damage to the marker. Jim said he has no answers as far as vandalism. We will hold off on putting statues on top of pedestals. People are pulling the statues down or they get hit by cars. We moved a large rock from Minor Drive over to 115th and Holmes and plan to leave the big rock there. It weighs 1171 lbs. We plan to plant some bushes or flowers around it so it is a different maintenance cost. Anyone that has a marker on your property – we plan to remove the bushes from around those markers. One person asked if any of our markers need to be tucked pointed. There are a lot of loose rocks in some of the markers.

One person asked why do we need monuments and statues. Mainly for beautification of the neighborhood.

Watering – we did extensive watering on our plantings and islands.

Joe mentioned that we have monthly meetings – 4th Monday of each month -- and anyone is invited to attend.

Sharron said the Center Planning meets each month at the Trail Side Center – it is a meeting of up to 40 home owners associations that bring suggestions from their Board. We also have rental and vacant homes in our neighborhood. We have a very good codes inspector, Dennis Anthony, and he helped us to get grass mowed on some of these properties. Vacant and rental homes need to be registered with the City. There are permit fees and fees when people fail to register. Any concerns can be called in to 311. There is

drop off location at 470 and Raytown Road for yard waste. You have to show Identification and it is open through October 8:00 – 6:00 Saturday only, November 8:00 – 5:00 – paper bags if not in a trailer that you have to empty yourself. Open through January 14. They may ask you to empty bags to make sure it is only yard waste and no trash. Leaves and brush collection by the city – 20 sacks or bundles – depending on trash day. Cannot weigh more than 40 lbs. Tree branches and brush 4' long and no more in diameter than 2'.

Call John Sharp at 816-513-1616 if you have any concerns. There is a prescription drug take back program that is available that might be of assistance. Mike Hammer with the Police Department wanted us to know that the Kansas City Police Dept., along with the prescription drug take back on October 29 from 10:00 – 2:00 at CVS in Red Bridge, 11124 Holmes.

Shanna Smith asked if anybody has questions about the Newsletter.

Kathren Coats said our current President has submitted his name for re-nomination to join the Board. Is there anyone in our presence who would like to add their name to the Board. The time commitment is a meeting the last Monday of each month that runs from 6:00 – 7:30 approximately -- and sometimes we have to adjust the date or time of the meeting so people can attend. Sometimes there is additional work that goes with the Board Meetings. We like to have around 12 members- people take on certain responsibilities. The big issue is about sidewalks in our neighborhood. Sharron has made a PIAC request for sidewalk repair money. In the past there had been ad hoc concerns – there was the Red Bridge movie night sponsored by Red Bridge Homes Association. Every once in a while there are projects the require assistance in other ways. A few years back we encourage people to decorate and we gave small monetary prizes. Not only do we have Joe, we also have Sharron Hill – both have been on the Board for awhile, but they have both volunteered to stay on.

The following people volunteered to serve on the Board.

John Keiser (Anne)
11 East 109th
(h) 816-214-5463

Kris Kraft
112 East 114th Terrace
(H) 816-942-3960
© 816-213-3126

All were in favor to add the two volunteers to the Board.

John Sharp said we should have the re-opening of Red Bridge on November 18. We are putting up decorations. There will be images of pioneers who have been identified who had a role to play in the crossing. We will have three observation bump-outs where people can stop and look over the valley -- and continuing improvements on Red Bridge. We wanted to open Blue River Road and we were turned down. The road was built on very unstable ground. To get federal funds through Mid-American Regional Council it doesn't have enough traffic, so expense will be on city's budget. He said many very good things are happening. Ward Parkway Shopping Center is in good shape. Trader Joe's has been phenomenal. It is one of their busiest stores in the nation. Trying to get one more store North of the River.

Our new Police Chief, Daryl Forte knows Red Bridge and Ruskin. He had the most concrete answers on how to reduce crime in Kansas City and homicide rate in this city is higher per 1,000 residents than Los Angeles, Chicago, or New York. That not only hurts our neighborhoods but hurts our ability to attract businesses. The Chief said when there is a homicide he wants to pour resources into that immediately and to put more officers in these high crime areas. We are getting a new Major in the South Patrol. We will try to have a meeting that the new Major can attend.

Sharron said second Friday meetings meets 7:30 a.m. to 9:00 a.m. at Trail Side Center, 99th and Holmes. We always have a major speaker. One topic is commuter rail system that goes south.

John Sharp then spoke about the City Council re-districting and how it will not help our area. It will affect how the sales tax money for capital improvements is distributed. He encouraged home owners to voice their concerns to the City Council. There was back and forth discussion between John Sharp and Jim Dingworth. Joe stressed we are not having a political meeting.

Joe Gawron said renters are coming. People cannot sell their houses so they are renting. You can rent it to five different people. Start thinking about embracing these people and make them feel welcome and they will take pride in their neighborhood.

Katherine said Kansas City has a Renters License. You can hold the owner accountable.

Trees – many people in Red Bridge take care of their trees. One of our greatest assets is our trees. City is not trimming trees. If you want your trees looking good, people need to take ownership.

Carol _____ and Jan Marsh mentioned the **Red Bridge Ladies Social Club**. Fifty four years ago one of the ladies invited friends over for a luncheon and since then they have been meeting every month on the 3rd Monday of each month. Lunch is at a nice restaurant each month and there is a program. There are about 80 members and we would like to have about 100 members. **Call them at 943-6371**. The age range is 50 – 85.

Meeting adjourned.