

RBHA Board Meeting
Tuesday, January 15, 2008 6:40 – 8:00 PM
Dunn Brothers Coffee

RBHA Board members:

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Barb Robertson, President-Treasurer
Katherine Coates, Secretary
Jason Albright, Parks & Islands/Snow
Sharron Hill, Community Relations

1) Meeting was called to order by Barb. Homeowners: Ann Malnar, Greg Wyatt, and Heather O'Malley were in attendance. Board meetings will be held every other month and are open to all homeowners.

2) The first lighting contest was a success. Winners received their prizes and the addresses will be published in the next newsletter.

3) Barb went to the Home Association of the Country Club District (HACCD) Annual meeting in December, 2007. She learned how the HACCD works and felt good about what they do and their administrative fees.

HACCD is updating out-of-date by-laws and covenants. Once this happens, she'd like to update ours too.

4) Barb gave the Treasurer's report. The fiscal year ended November 30, 2007. \$47,702.34 was the revenue against the budgeted amount of \$34,820. Barb stated that the fiscal 2007 numbers closely resembled the budget, with the following exceptions:

Interest on Investments was much higher than budgeted \$3572/500
Island maintenance came in approximately \$4,000 under budget.
Social activities and snow plowing didn't have any expenses of note.
Capital improvements wasn't in the budget, but \$19,210 was spent on the markers.
There is still a payment due upon completion.

The balance sheet for 12-07 wasn't available. Cash on hand for 11-07 was \$77,800. This was before any 2007 dues were collected.

5) Price for two applications of snow removal and de-icer throughout the neighborhood was \$2,500 each. Kyle Rose is the contractor for the work. Already the snow removal expense is above budget. Association hasn't spent large amounts for snow plowing for the last couple of years.

There are slick spots in the area. Barb asked if anyone had the slick spot list. No one claimed to have it. RBHA is only responsible for two homes on Santa Fe Trail. The City or St. Thomas More may be responsible for the remainder of the street. Call city for areas that need to be treated.

6) Update list of delinquencies were shared with attendees. 173 homeowners are in arrears for a total of \$12,863.38. Of these, 19 are in excess of \$100, and the rest are delinquent by one or two years.

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Property liens have already been placed on four homes. The board agreed to start the lien letter process on the excessive past dues. Many homeowners are past due on one and two yearly dues. Dues were to be submitted by 12-31-07.

A second reminder is sent in 1-08. The next newsletter will include a friendly reminder to get caught up. An interest penalty of \$3.20 is added to any delinquency in March. There are a series of letters and lastly a final notice that is sent to negligent homeowners.

Barb recommended that the lien letter process start when a homeowner owes \$100.00 or more or after the second year.

If a lien is placed on a house, RBHA has to pay the lien fees up front. A lien makes it very difficult for a homeowner to sell or refinance their house until the lien is removed. There was discussion as to whether to increase the amount of the lien, and the amount of penalties, change fees yearly. The board was in agreement to charge an additional fee, but vote tabled until it can be determined if it is in violation of Missouri law.

Our goal would be to receive all of our money back, including the cost of postage, stationary, administrative fees, etc. associated with monthly past due reminders. HACCD has updated their lien forms. Language needs to be changed to include dues and future dues that the delinquent homeowner needs to pay.

This topic will be addressed at the next board meeting.

7) Sharron spoke with Robin, K.C. Sign, regarding signs in the subdivision. She sent a list in during 11-07. Sharron received a phone call in 12-07 indicating that the job was completed. With current weather conditions, it's difficult to determine the status. Caulking issues are still a concern. A sign on Wornall needs attention.

CAN CHECK W/SHARRON, BUT RECALL THAT KC SIGN SENT IT TO HER.?

KC Sign told Sharron If they aren't paid in 60 days, they can place a lien on us. Jason will check on the company's written guaranty. Their work was supposed to be complete by 4-07. Money was paid for half of the work performed. Second half of payment hasn't been made. Not satisfied with work performed by company. Markers should be checked for issues. Sharron and Jason will discuss to clarify issues. Barb asked Sharron to refer KC Sign to her, and she will discuss nonpayment/nonperformance issues. Barb asked Sharron and Jason to check all the signs for issues, so RB has done its part in this matter.

8) Homeowners directory was last updated in 2005. The board discussed advertising rates, and decided on \$35 for a business card, \$75 for a half page, \$150 for a full page, and \$200 for a Premium cover. Barb has had 10 requests to be in the directory as a result of the billing statement.

9) Sharron will send information regarding the Center Planning group. For the newsletter. This is an umbrella association for home associations and businesses in the Southwest part of the city.

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10) The spring newsletter can include a survey for homeowners, so as not to hold up the winter newsletter. Submit any ideas for survey questions to Barb. Sharron had old questions from the last association picnic (2006) and said she would make copies and give to Barb.

11) The RBHA garage sale will be 6-13 and 6-14. Sharron has approximately 30-40 signs that can be posted. She would like to get them out of her garage if someone else will take responsibility for them.

12) The last picnic, 9-06, was good. Lots of positive comments about the Light contest. Having an Easter Egg hunt is a possibility.

13) Information about what and where to recycle can be included in the newsletter.

14) Island maintenance is the largest budget item. No company or individual is tasked with maintaining the flower beds. Some people water them but it's viewed as more of a hassle.

Perhaps the mower from last year, Mike Wright, can do this again. Ask for bids on maintaining planters.

Jason has a bid for markers and flower beds. Water and chemical treatments from Rosehill would be \$20,000.

We have 18 islands and 35 markers (flower beds) in the RBHA area.

15) The next RBHA meeting will be March 4 at Dunns.

Meeting adjourned at 8:00 pm.

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8) Homeowners directory was last updated in 2005. What would be a fair amount to charge advertisers? Rates will be? Barb has had 10 requests to be in the directory as a result of the billing statement?

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Jason hs a bid for markers and flower beds. Water and chemical treatments from Rosehill would be \$20,000. How often treated, how many flower beds?

Signage by markers and beds is an issue. Sharron to contact Rosehill?

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