

Red Bridge Homes Association

Meeting Minutes

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| Date and Time of Meeting: May 8, 2024 6:15pm | Location: Mid-Continent Public Library, Red Bridge Branch |
| Meeting Type: <input type="checkbox"/> General Meeting <input checked="" type="checkbox"/> Board Meeting <input type="checkbox"/> Committee | |

- Attendees
 - Rebecca Walsh, President
 - Carol Calabrese, Vice President
 - Dawn Rice, Secretary/Communications Director
 - Grant Shelnutt
 - Greg Abernathy
 - Michelle Wisdom
 - Vince Liffick
 - Eric Strautman
 - ABSENT: Lynn Youngberg, Treasurer
- Call to Order
 - The meeting was called to order at 6:15 by Rebecca Walsh. Introductions were made, as Grant had not been in attendance at the previous meeting. Rebecca presented some historical information found regarding the history of Red Bridge and the vision for the community.
- Reports & Finances
 - Meeting minutes from the April Board meeting were reviewed and accepted by the Board.
 - The Board received the **neighborhood directory and delinquencies list** from HAKC. It was noted that there is a total of 874b properties, 159 of which are delinquent in dues. Delinquencies range from a couple of dollars to over \$4,000, with a total amount of \$40,395.15 in outstanding dues. Dawn pointed out that the highest delinquencies are rental properties. Discussion was held about options for how to address delinquencies, including placing liens on properties, pursuing legal action, offering payment plans, etc. Rebecca suggested reaching out to neighbors who are delinquent to see if there is a way to help them become current. Discussion was held around dues to include possibly changing the due date so it doesn't come so close to Christmas or offering installment payments.
 - The **financial report** from March 2024 was provided for review and discussion. The Board had several questions regarding a YTD expenditure of \$19,900 for "capital improvements" and an entry labeled "Other" for March in the amount of \$429.60. The Board also requests clarification of "administration" line item, presumably payment to HAKC for back office support but needs more clarity as to what that entails. It was noted that there is currently a balance of \$123,098.78 in the Board's account. Michelle asked if there had ever been a budget established for the HOA, and Eric indicated that he had never seen one. Grant asked if we could get an itemization of expenditures for the past year. The Board agreed that we need better visibility into what has been spent in the past, and a budget needs to be established. Eric said he has several previous financial

reports, and Michelle volunteered to scan them to make them available for the Board to review. Rebecca, Carol, and Dawn will schedule a meeting with HAKC to address key questions. The Board plans to ask Lynn for more insight once she returns from her trip.

- **Action Items:** Invite key leadership from HAKC to meet with Board to address questions (Rebecca & Carol); Scan previous financial reports and distribute to Board (Michelle)

- Motions, Votes, and Discussions

- o **Garage Sale:** The Board discussed the upcoming garage sale, and pending placement of ads in the Kansas City Star and the Martin City Telegraph. Dawn said she had reviewed pricing for the ads, and would take care of getting the ads placed in both publications. Michelle and Carol reported that they have been unable to get a response from Sharron to get the key to the storage unit for the garage sale signs. Eric shared that he had a key, so he and Michelle agreed to coordinate access to the storage unit to get the signs. Dawn noted that there was nothing on the expense report to reflect the cost for the storage unit, nor do we know whose name is on the rental agreement, so this was added to the list of questions to review with Lynn when she returns.
 - **Action Items:** Place ads in Star and Telegraph (Dawn); Obtain key and retrieve signs (Eric and Michelle); Determine status of lease agreement for storage unit (Rebecca & Carol)
- o **Islands and Markers:** A great deal of discussion was again spent on the matter of markers and islands. The Board recognizes that there is a need for immediate action to mow the grass and do some cosmetic clean up, to include removal of dead plants. Vince and Greg stated that they have been in touch with three companies to obtain quotes for care of the islands and markers. Several Board members said that they went out with their own personal equipment to mow or trim and it was noted that homeowners had taken it upon themselves to take care of some in their neighborhoods. Vince reported that there are 6 urns in desperate need of attention, they are cracked or severely broken. Grant pointed out several statues in need of repair, and specifically that a vote was taken in 2022 to preserve the “Grecian Lady” statue, with Eric reporting that a previous Board member obtained a quote but it was only for refinishing (cleaning) but not to repair damage. It was noted that the statue has historical significance to the area, so preservation is key. The Board recognizes that there are other statues in the area that most likely need repair work done as well. Carol recommended creation of a priorities list to determine what needs to be done immediately versus what can be longer range plans. The Board agreed that we will secure a commitment from a company by this weekend to take care of the immediate need for mowing and general cleanup and then put out a request for proposals for repairs and redesign.
 - **Action Items:** Finalize review of bids for immediate work (Vince & Greg); Create RFP for long-term solution (TBD)
- o **Deed Restrictions & Bylaws:** The Board received deed restrictions for the entire HOA coverage area, and it is noted that these have not been reviewed or updated since their creation, in many cases in the 1950’s. Rebecca said that her father-in-law has volunteered to help map each deed restriction to the individual properties on the roster. The Board agreed that the deed restrictions need to be reviewed and updated along with the HOA Bylaws, which haven’t been reviewed or updated since 2010. The Board voted to establish a committee to review these and make recommendations to the Board, which will in turn have to be reviewed by an attorney before finalization. Carol recommended having a committee chair and a member of the Board as part of

- the committee, and the Board agreed. Dawn said she would post on Facebook and Next Door as well as reach out to HAKC to see about posting on their website a request for committee members.
- **Action Items:** Post online to get volunteers for committee (Dawn); Review responses and confirm eligibility for committee (TBD); Finalize committee, select committee chair (Board)
- o **Center District Planning:** Rebecca and Dawn attended the Center District Planning Committee meeting on April 30 and shared key information from that meeting with the Board. Key points were:
- With the city’s newly approved \$2.3 billion budget, they are going to hold city planning meetings which are open to the public, but historically have very little citizen participation. They encouraged citizens to check the city calendar at KCMO.gov to see when meetings are being held and to attend so their voice can be heard. City leaders must present their 5-year strategic business plan by November 1, with budgets due to be presented to City Council at the first meeting in February, and adoption of the budget in March.
 - There are several neighborhood grants available for improvements. There is also a “Geobond” that is separate from the city budget that is earmarked specifically for street reconstruction.
 - \$15 million has been set aside for sidewalk construction.
 - With the new budget, the city will increase starting police salary by 30% in an effort to improve recruitment and retention of quality police officers.
 - Trash bins are coming soon, and they’re starting in the South district. With the new bins, some residents may not need to put trash out every week, but may wait until the bin is full.
 - Bulk item pickup is being expanded and will now be offered with each trash pickup day. Pickup will still need to be scheduled, but they are offering more dates in an effort to be more responsive.
- o It was recommended that at least one Officer attend these meetings regularly to stay up to date on current issues and build relationships with city leaders.
- o **Community Outreach:** Overall, response has been positive in the Facebook group and on NextDoor. Rebecca wrote a vision statement for the Board, which will be included in the newsletter and posted online. Carol recommended conducting a needs assessment of our neighbors to understand the demographics of our area and get their thoughts on their needs and wants for how funds should be spent. Dawn said that she will create surveys and ask for neighbor feedback on these items, but noted that we don’t have current e-mail addresses, as this was not provided on the directory from HAKC. She said that she will instead post a link to an online survey that can be shared on Facebook, NextDoor, and the HAKC website. As many complaints have centered around a lack of responsiveness from the Board in the past, Dawn reported that she has created a group g-mail account for the Board to be a central location for members to contact the board, and will provide the login information to all Board members. Rebecca shared that she has established a group chat for the Board members so that we may communicate with each other in a more streamlined manner, with chats organized by topic (garage sale, landscaping, etc.) Discussion was held regarding the frequency and time of general member meetings, including

increasing general meetings from once a year to twice a year to increase transparency. Vince pointed out that Saturday mornings at 10:00 a.m. is not a good time for a lot of members, and provided examples from other HOAs in the area who hold meetings in the evening during the week and have much better turnout. The Board agreed that this can be included in the needs assessment survey once it is created.

- **Action Items:** Create needs assessment survey (Dawn with review from Board)
- **Next Steps:**
 - Meet with Lynn to review financials and get a better idea of expenditures and budget and schedule follow-up Board meeting within next couple of weeks to review findings of financial review.
 - Meet with HAKC to obtain more detailed information and recommendations for vendors.
 - Finalize decision on mowing and basic maintenance of islands and markers for remainder of summer.
 - Create survey for needs assessment and share.
 - Establish committee for review of bylaws and deed restrictions.
- The meeting was adjourned at 8:30pm.