

Red Bridge Homes Association

Meeting Minutes

Date and Time of Meeting: May 20, 2024 6:15 pm	Location: Mid Continent Public Library, Red Bridge
Meeting Type: <input type="checkbox"/> General Meeting <input checked="" type="checkbox"/> Board Meeting <input type="checkbox"/> Committee <input type="checkbox"/> Other	

- Attendees
 - Rebecca Walsh, President
 - Carol Calabrese, Vice President
 - Dawn Rice, Secretary/Communications Director
 - Lynn Youngberg, Treasurer
 - Grant Shelnett
 - Greg Abernathy
 - Michelle Wisdom
 - Vince Liffick
- Call to Order
 - The meeting was called to order at 6:15 by Rebecca Walsh. Lynn Youngberg introduced herself to the Board, as this was her first meeting since the new Board was put in place. Rebecca began the meeting by going over guidelines for proper procedure for conducting meetings.
- Reports & Finances
 - Lynn was able to provide more insight into past expenditures and reviewed the April financial statement. It was noted that there had been some payment of late dues, which was reflected as income on the statement.
 - Lynn confirmed that requests for reimbursement by Board members should go through her, and she will coordinate with HAKC to obtain reimbursement.
 - Lynn reported that delinquency lists and financial statements should go to the Treasurer and President, but stated that when she first started with the Board, she had requested monthly statements which lasted for about 3 months. Grant asked if there is a statute of limitations on collection of past due payments, reporting that he had read in another HOA's bylaws that they would only go back for three years. Discussion was held and it was agreed that we need more information, but the general consensus was that once a lien is placed, it should not expire.
- Motions, Votes, and Discussions
 - **Garage Sale:** It was confirmed through HAKC that the storage unit is under the HOA, with a semi-annual payment agreement. Michelle reported that she had obtained the key, but when she tried to get into the unit, she was unable to open the lock. Several other members offered to go with her to try to open it or if unable to open, to cut it off and replace it. Dawn reported that ads had been placed in the KC Star and the Martin City Telegraph, and the garage sale is being promoted on Facebook and Next Door.
 - **Action Items:** Get into storage unit, either by opening the lock or replacing it. Assess contents. (Michelle) Place signs the Sunday before the garage sale (Michelle and Carol)
 - **Islands and Markers:** Greg reported that a short-term agreement had been reached with XELA Landscaping for mowing and trimming on the islands but reiterated that we still need a longer term solution. Vince reported on research he had done for landscaping for the markers and provided quotes from the vendors with whom he had spoken. Discussion was held among the

group about the best low-maintenance options, specifically that we should not be placing annuals that have to be replaced each year. Greg recommended reaching back out to “The Gardener Who Cares” who had provided a quote previously to see if he would still be willing to do the work. It was agreed by the Board that we need to get an agreement in place to get through the summer, then focus on obtaining quotes in the fall for a longer term solution. Greg recommended possibly working out an agreement with Members who live near the islands and markers to waive their dues in exchange for them watering the plants, but there was concern about consistency and monitoring. Greg reported that he has received feedback from several Members who would like to volunteer for the landscaping committee to serve as “community patrols” to check on the islands and markers to ensure the work is being done consistently, to include regular watering. A motion was made and seconded, with agreement to revisit the quote from The Gardener Who Cares, to include getting clarification on payment terms. Lynn pointed out that the primary purpose of the HOA is to maintain the islands and markers, so this needs to remain a top priority.

- **Action Items:** Contact The Gardener Who Cares to confirm quote and payment terms, report back to Board with findings within the next week. (Greg)
- **Statue Repair:** Grant reported that he had not yet received information on previous quotes from Ellyn, but that he would follow up. It was agreed by the Board that action needs to be taken quickly to get the statue repaired, and it was believed that this will involve temporary removal to complete the work. Discussion was held regarding measures to protect the statue in the future, as there were concerns that some neighbors had actually painted the statue and that there had been reports of someone shooting at it with BB guns. Recommendations included adding shrubs around the statue, possibly something with thorns, to make it less accessible, and adding a small solar spotlight to shine on it. A motion was made, seconded, and agreed to obtain bids on getting the work done, with quotes to be presented at the next Board meeting.
 - **Action Items:** Get previous information from Ellyn, obtain quotes for full repair to include removal and re-setting. (Grant)
- **Bylaws:** Dawn reported that she had not yet posted on Facebook or Next Door to identify volunteers as the group had felt it more important to get the islands and markers taken care of before posting about other initiatives. Carol volunteered to chair the Bylaws Committee, and it was agreed by the Board. Carol stated she will post on the respective pages to seek volunteers, much as Greg did for the Landscaping Committee. Dawn stated that we needed something to provide clarity on what is under the HOA’s authority vs. what is a city code or matter for the police. Lynn provided a reference sheet listing city code violations, which Dawn will save to the HOA’s drive. It was reiterated that the guidance from HAKC was for the Board to draft the revisions to the bylaws and then have an attorney review as opposed to having the attorney involved from the beginning, as a cost saving measure. Lynn asked that the matter of short term rentals be addressed in the bylaws, and expressed concern regarding a house near her that was given a license to operate as an AirBNB despite the deed restrictions. The Board agreed that it would be best to inquire from a real estate attorney regarding the matter of statute of limitations on liens in addition to guidance on the bylaws. The Board also agreed that it would be beneficial for Doug Luther from HAKC to attend the next meeting.
 - **Action Items:** Post online to get volunteers for committee (Carol); Contact HAKC for referral to real estate attorney (Carol); Invite Doug Luther to next Board meeting (Rebecca)
- **Website:** Grant provided initial information on setting up a website for the HOA, indicating that it could be done relatively inexpensively and would give us more functionality than simply using the HAKC site. He reported that by registering a domain, it would also allow us to have dedicated e-mail addresses with that domain that could be set up as we wanted. He estimated the cost would be approximately \$10-\$15/month. The group was in favor of this and requested that Grant get more information on how to get this started.
 - **Action Items:** Get information on setting up website with recommendations and timeline, present to Board in next meeting (Grant)

- **City Calendar:** Dawn shared with the Board that the City posts a schedule on KCMO.gov that lists meetings and other key events, to include a “lunch & learn” hosted on Zoom for May 23 with information on how to apply for the Neighborhood Empowerment Grant. Dawn also shared that there is a KC Neighborhood Advisory Council meeting on May 22 at 6pm at the Hillcrest Community Center. The Center Planning District meeting is scheduled for May 21, and Rebecca and Carol plan to attend.
 - **Action Items:** Attend Center Planning District meeting and provide feedback to Board (Rebecca and Carol); Attend lunch & learn to get more information on Neighborhood Empowerment Grant (Dawn, any other Board members who are interested)
- **Community Outreach:** Dawn reported that the survey had been put on hold for now until more pressing matters had been addressed. Dawn and Michelle met with the owner of The Limit who shared information on upcoming promotions, and who would like to be included in our newsletter. Dawn reported that she has not yet started on the newsletter but would like to get one out by the first week of June for the summer. Michelle volunteered to assist with the newsletter. Dawn and Michelle will attempt to contact local businesses for placement of paid ads in the newsletter to help offset the cost of printing and postage. Discussion was held regarding possible community outreach events, with Dawn recommending hosting a “meet and greet” at The Limit for Members to meet the new Board. Greg suggested a contest for neighborhood children to design a banner for the HOA to be used for annual meetings. Discussion was held about possible future community outreach, to include a community event that would include food trucks, music, and other features. It was agreed that these all sounded like good ideas, but will require more research into locations, cost, and any permit requirements. Dawn requested that Board members provide a brief bio and photo that can be included in the newsletter and shared on Facebook to introduce everyone to the Members.
 - **Action Items:** Create template for newsletter (Dawn); Create a plan to obtain ads from local businesses, to include pricing, content, and which businesses to target. (Dawn & Michelle); Coordinate a meet & greet with The Limit (Dawn); Provide bio and photo to Dawn by end of next week (All Board Members)
- The meeting was adjourned at 8:20pm.