

Red Bridge Homes Association

Meeting Minutes

- Date and Time of Meeting: March 11, 2025 6:15 PM
- Location: Michelle Wisdom's House
- Meeting Type: Board Meeting
- Attendees
 - Rebecca Walsh, President
 - Connor Kennedy, Acting Vice President
 - Patrick Daly, Secretary
 - Michell Wisdom, Treasurer
 - Grant Shelnutt
 - Greg Abernathy
 - Joseph Mesa
 - Vince Liffick
- Call to Order
 - The meeting was called to order at 6:22 by Rebecca Walsh. Meeting Minutes from February 6th were approved.
 - Patrick Daly nominated for secretary. His nomination was seconded and approved by the rest of board.

Old Business/Open Issues

- Budget assessment/Review of financials
 - ~ \$157,000 currently in bank. No questions or concerns
 - Projects for 2025 are discussed throughout the meeting and how much we are looking to spend. Fixed costs such as HAKC dues and HOA Express fees were covered.
 - Treasurer recommends we maintain a reserve of \$60-\$65k
- Island and Marker happenings and renovations (Greg/Vince)
 - Greg Abernathy and Mike Bagley from Horizon's drove around Islands to come up with ideas on how to redo islands to make more resilient to commercial trucks and require less maintenance in the future
 - If cost is excessive, we can look at doing half this year and half next year
 - Look into pressure washing markers
 - If we keep \$60k in reserve (recommended), we have about \$60,000 excess after annual landscaping costs, HAKC, and other small admin costs – idea is to spend this on island renovation
 - Who is responsible for trees and island on red bridge road? Check with KC Public Works Rep
- Email/Web Forms/Website Info
 - Julie Truman - HAKC Rep that has roster of new owners for approval on website
 - Grant working on looking into forum/chat board for Board members – Connor to assist
 - Look into Teams or some sort of chat/communication tool for board members to ensure information doesn't get lost in emails
 - Grant exploring email addresses for all members so that communications can be archived and available for future board members
 - Web form created for architectural requests - requests will be submitted to the architectural email address for the architectural committee to review

- Google drive has most files and documents – Grant working to move documents to secured document center on website
- Emails Created as of now:
 - Board@rbkc-hoa.org
 - Landscaping@rbkc-hoa.org
 - president@rbkc-hoa.org
 - webmaster@rbkc-hoa.org
 - vp@rbkc-hoa.org
 - secretary@rbkc-hoa.org
- To be created
 - Treasurer@rbkc-hoa.org
 - bids@rbkc-hoa.org
 - Personal emails for all board members
- Look into Teams or some sort of chat/communication tool for board members
- Grant to set up video meeting to show Patrick, Joseph, and Connor how to access the backend of the site and for help with updating/maintaining
- Look into sending newsletters through the website – if resident is registered on the website, they can receive emails and texts

New Business

- Garage Sale
 - Currently only have 8 signs
 - Need to update and get more - 1 sign per street/marker - so need about 18 more.
 - Michele to get cost info
 - Michelle to see if we can combine the garage sale signs with the annual meeting signs on reverse side to save money. Concerns of durability of non-display side raised. Michelle to discuss this with the vendor to see what the recommend.
 - Would need to send post cards - Costs about \$400 per sale based on last years sale
 - When we create post cards for the garage sale, we are going to add info for the Facebook group and website membership to try and build up the community information/communication tools as much as possible
 - When do we want to have the garage sale(s)
 - Spring and Fall if we decide to do 2, spring if only 1 sale
 - Vince and Becca to meet/coordinate with Bridlespur and Verona hills to try and align dates
- Dumpster/Yard Waste Pickup
 - KC has the public dumpster at first Baptist regularly – Next event will be May 3rd – Patrick Daly to add event to the calendar on the website.
 - Vince spearheading efforts to get a dumpster for after the garage sale for residents to dump any remaining trash
 - Vince has already looked into a provider and cost and initially understanding is that the cost would be \$60.
 - We need to determine where we could hose the trash drop off:
 - The St. Peter and All Saints Episcopal Church has communicated interest in being involved more involved in the community to Michelle. We are going to try the church for a potential location
 - Red Bridge shopping center is option #2.

- As a last resort, we will investigate hosting at Minor Park if the other locations don't work out.
- We are also looking to add a dumpster in the fall for yard waste drop off
- Look into leaf pickup service to offer to residents – company contacted us at the end of last year to pitch their service – same provider used by Verona Hills

Action Items

- Michelle – Get quotes and discuss options on additional garage sale/annual meeting banners
- Greg – Continue discussions with Horizons on Island improvement projects and get project scope and cost
- Joseph - Handle FB posts and group join requests
 - Becca to get Joseph access to FB
- Patrick – Meet with Grant and Connor to review website backend, edit access, and information/pages we can add. Work with Grant and Connor on exploring options for email newsletter through web backend. Add KC public works trash drop off event to calendar. Contact Lane 4 about hosting trash drop off event (after garage sale) if the church doesn't work out.
- Connor – Trial VP role. Help with website/IT/communication tools. - Looking into collab programs outside of website
- Vince – Continue work on trash drop off event. Also to meet with Bridlespur HOA and Verona Hills HOA reps to ideally host garage sale on same weekend.
- Grant – Create additional email addresses and give access to appropriate board members. Assign website access as needed to board members.
- April Meeting – Date and Time TBD

Meeting Adjourned at 8:06 PM