

Renaissance HOA Quarterly Meeting

Minutes
June 26, 2024
6:30pm
Zoom

Board Members in Attendance:

Kym Daniels (Last yr)*, Chiquitta Cobbins (2 yrs)*, ~~Michaela LaBlance (last year)*~~, ~~Carolyn Spears (1yr)*~~, ~~Dorothy Ruffin (1yr)*~~, Linda Jones (3yrs), Carla Smith (2 yrs), , Joyce Peeples (2 yrs)

**Number of years remaining in term*

Meeting began at 6:38 pm

Agenda

Financial Report 2024 – Linda provided an overview of the 2024 financial reports. Balance as of today is \$56,508.56.

- There are 4 new lawsuits scheduled for July.
- The delinquent amount for those 4 accounts is \$16,476.42
- There are a total of 24 delinquent accounts. The total amount delinquent is \$33,299.45. 18 of those accounts have liens. This amount includes the lawsuits.

See attached Treasurer report

Maintenance Committee Report

Bernard Powell lighting update - Anticipate the installation of the meter box by Evergy will be completed this week. After that, it will be tested and the landscaping will be restored to the residents property.

Norton Circle Project - The dead trees were removed and replaced with a new tree and plants/flowers. It was noted that additional landscaping at Norton is still needed. Tony Sanders volunteered to provide input to the Board on how to proceed with additional landscaping.

City Meetings (Third District)

Linda attended a meeting regarding neighborhood banners sponsored by the Third District. They will assist neighborhoods with designing and installing the banner. The installation date has not been communicated.

PIAC - Linda attended this meeting. She stated that PIAC will be focusing on curbs and sidewalks for next period. Linda will solicit residents again this year to see if there any

additional properties that need sidewalk and curb repairs. She will also resubmit the requests from the previous year that was denied.

Dumpster day is scheduled for October 5, 2024. Volunteers are requested. If no volunteers are not received, the dumpster days will be canceled.

Contact Information for our KCPD assigned officer is:

Byrd, Patrick W Patrick.Byrd@kcpd.org

Ofc: 816-482-8506, Cell: 816-269-3164

East Community Action Network (CAN) Officers:

PO Lisa Sidenstick #5711

Email: Lisa.Sidenstick@kcpd.org

Work cell: (816)719-8350

PO William Edwards #5150

Email: William.Edwards@kcpd.org

Work cell: (816) 937-3877

Board Member Carla Smith reported on the Meet and greet held May 11, 2024 1-4pm at Gregg/Klice Center. Councilwoman Melissa Patterson-Hazley, Officer Patrick Byrd and HAKC representative Doug Luther were in attendance. All of the guests provided good information to those in attendance.

HOA Board Member Positions Available

Linda announced that several board positions will become vacant in December 2024. In Duties of Board members will include: Safety Director, Covenant, By-laws/Rules Interpretation, Architecture/Maintenance, Civic/Community Activities and Hospitality.

Please submit your name if interested to RenaissanceHOA18@gmail.com **by/before August 5.**

Freezing of Real Estate Taxes for Seniors

Linda read the recent Missouri Senate Bill 190 (SB190), which provides significant tax relief to seniors eligible for Social security benefits (age 62) and whose primary residence is valued below \$550,000.

Eligibility

To be eligible for the Senior Property Tax Credit Program, applicants must live in Jackson County and be of Social Security retirement age. It's important to note that eligibility does not require the applicant to be currently receiving Social Security benefits, only that they are of the age to do so. Applicants must be the property owner or have a legal or equitable interest in the home. They must also be liable for the payment of real property taxes on the home.

Application Process

You must apply to take advantage of this tax credit. The initial application deadline for the year is December 31, 2024. This deadline is crucial for those looking to benefit from the program for the current tax year.

How and Where to Apply

Interested applicants may click [here](#) to begin the application process online. The paper application can be found by clicking [here](#), or in person at a Collection Department location (Jackson County Courthouse: 415 E 12th St, Suite #100, Kansas City, MO 64106 OR Historic Truman Courthouse: 112 W. Lexington Ave, Suite #114, Independence, MO 64050).

Upon completion of the paper form, the application and supporting documents may be emailed to SeniorApplication@jacksongov.org. Applicants may submit by mail, submit in person, or place in exterior drop boxes at either location above, unless the application was completed online. Applicants will be notified of approval by email or by mail.

For more detailed information on the program, including any required documentation and the complete application process, please refer to [Jackson County's official website](#) or contact their tax collection department directly. The county's dedication to aiding its senior residents is evident through this program, providing a valuable resource to help manage the financial implications of property taxes.

Adjourned at 7:17 pm

Respectfully submitted,

Kym Daniels
Secretary

2024 Renaissance HOA Annual Budget, Income and Expenses

Name: Renaissance Place Homes Association

Time Period: 1/1/2024 - 12/31/2024

2024 EXPENDITURES

2024 BUDGET Expenses	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Bank Service Charges (Liberty Bank)	\$ 10.77	\$ 10.77	\$ 9.03	\$ 7.05	\$ 7.24								\$ 44.86
Checks (Order Checks Heartland Clarke)													\$ -
City Treasurer (dumpsters 4 @\$60)													\$ -
2024 Landscape Project - Cleveland/Bernard Powell/Jackson/Norton					\$ 1,500.00	\$ 986.00							\$ 2,486.00
CPA Services (CPA Review for 2022, 2023, 2024) Due 1st Qtr 2025													\$ -
Evergy (3801 Bernard Powell Drive)	\$ 24.22	\$ 25.58	\$ 25.41	\$ (103.93)									\$ (28.72)
H & R Block (Annual 2021 HOA Filing)			\$ 375.00										\$ 375.00
KC Water Backflow Testing/Replmt (Bernard Powell/Mersington Ct) Mission Plumbing			\$ 578.00										\$ 578.00
KC Water ater (1999 Mersington,3801 Bernard Powell, Bernard Powell Storm Drain)	\$ 64.49	\$ 64.49	\$ 72.85	\$ 77.58	\$ 62.47	\$ 40.94	\$ 72.37						\$ 455.19
Christmas Meeting													\$ 300.00
Sam's Lawn & Tree Svc. (9 months March thru November)			\$ 1,155.00	\$ 2,000.00	\$ 1,980.00								\$ 5,135.00
Legal Services	\$ 594.00		\$ 85.50	\$ 1,118.50	\$ 2,950.95	\$ 142.50							\$ 4,891.45
Petty Cash (Cards, Funeral Plants, Meeting Exp., Cleanup Crew (\$500.00)				\$ 193.74	\$ 300.00								\$ 493.74
Postage (Stamps)/ Other Postal Expense													\$ -
P.O. Box Renewal (James Crew) (Due Sept. 30 each Year)													\$ -
Mark One Electric						\$ 1,837.00							\$ 1,837.00
State Farm Insurance Premium	\$ 2,912.00												\$ 2,912.00
HA-Kansas City, Inc. (\$2,500 per year)(\$208.33 per mo)	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33							\$ 1,249.98
HA-Kansas City, Inc. Extra Expenses	\$ 4.55		\$ 75.25	\$ 26.15									\$ 105.95
ZOOM Calls Paid Nov 2023 to Nov 2024) Renew Nov 2024													\$ -
IDL Company (Irrigation,Drainage, Sprinkler) Bernard Powell (March/Oct)													\$ -

Total Budgeted Expenses for 2024 \$ 38,616.00

Cash End of Year December 31 2023 \$ 46,349.66

Refund Carolyn Spears-Treasurer for Microsoft Office 365 Software - \$99.99 Check # Refund Carolyn Spears-Treasurer for Microsoft Office 365 Software - \$99.99 Check #2632 dated 5/21/2023 taken out of petty cash

CK#2640 for \$300 to Dorothy Ruffin for meet and greet/petty cash

\$1,500 deposit paid by check #2641 dated 5/23/24 to GreenBlade Lawn Co for Norton landscape project

Refund of \$103.93 from Evergy for overpayment