

Renaissance HOA Board Meeting Minutes

Meeting Overview

The Renaissance Homeowners Association (HOA) Board convened its scheduled meeting on August 14, 2025, starting at 6:35 PM. The session was called to order by President Linda Jones. The agenda was reviewed by all members, with no additional items proposed for discussion, and the board agreed to proceed with the planned topics.

Attendance

Members present: Linda Jones, President, Carolyn Spears, Treasurer, Joyce Peebles, Director, Michaela LaBlance, Director, Chiquita Cobbins, Director, Dorothy Ruffin, Secretary. Absent was Latanya Lewis, Director, resulting in a total attendance of six board members.

Approval of Previous Minutes

The minutes from the previous RHOA meeting were read aloud by the secretary. Ms. Cobbins approved the minutes be approved as read, and Ms. Spears seconded that the minutes be approved as read, confirming the board's agreement with the documented proceedings.

Financial Report

Budget and Expenses

Treasurer Carolyn Spears presented the financial report for the HOA. The annual budget for the year stands at \$40,024.00, and operational expenses for the current quarter have amounted to \$19,823.98.

Liens and Delinquencies

The board is managing 11 property liens with a total value of \$31,515.33. There are also 11 instances of delinquent dues, which collectively amount to \$3,495.31. This brings the total outstanding amount from all delinquent accounts to \$35,010.64.

Legal Actions

Eight residential lawsuits are currently in progress, with claims totaling \$11,770.13. These legal matters are being handled by Attorney Rod Hoffman and the firm Martin Pringle Attorneys at Law.

Business Account Status

As of the meeting date, the closing balance in the HOA business account was reported at \$38,665.07.

Community Announcements

During the meeting, the board shared the joyful news that Michaela LaBlance welcomed a baby girl earlier in August. The board extended heartfelt congratulations to Mr. and Mrs. LaBlance on their new arrival.

Third District Banners

Linda Jones expressed to the Board that our Third District Representative is having Banners posted throughout the district to identify the District and the HOA/Neighborhood Associations. It will be a double banner one identifying the third district and the second the HOA and or the Neighborhood Association. I assume they will be posted on light poles surrounding the HOA for example on Jackson Ave., Cleveland Ave., and Bernard Powell Blvd.

Project Updates

Renaissance Entry-way Vases

Dorothy Ruffin presented plans to enhance the Renaissance entryway by decorating the existing vases with artificial flowers. She visited Van Liew's Home & Garden at 74th Prospect to gather details and received an estimate of approximately \$300 per pot. With seven pots required, the total estimated cost for the project is \$2,100. The vendor will allow the board to select specific flower arrangements and will include both the customized arrangements and labor in the price. Delivery is expected to cost an additional \$200 to \$300. Linda Jones announced that the board intends to apply for a grant in October to support the beautification project, although grant funds will not be available until April 2026. Linda requests to explore the possibility of securing the current pricing until grant funds are received.

Neighborhood Updates

The homeless camp located on the east side of 18th and Jackson, just north of the gas station, has been successfully removed following a 311 request submitted by the board.

June/July Police Reports

The board reviewed the police reports and discussed. There was one question as to whether any of the reported items applied to 1921 Myrtle. Linda Jones said she would pose the question to our Police liaison's and report back.

New Resident Announcements

Chiquita Cobbins reported the arrival of several new residents in the neighborhood:

- Eddie & Victoria Smith at 1919 Norton Ave.
- Lajvanathi Sudhakar at 1915 Norton Ave.
- Kyar Say at 1900 Norton Ave.
- Timothy & Emily Osborn at 4015 18th Place
- Hosman Barrios Hernandez 3805 Bernard Powell Drive

In addition, new neighbors Hosman Barrios Hernandez at 3805 Bernard Powell Drive have been observed parking on the grass." Parking on the grass is prohibited by city ordinance to maintain neighborhood appearance and prevent damage to public spaces".

Linda Jones confirmed that the Homeowners Association of Kansas City (HAKC) handles the necessary forms, including the "Declaration of Covenants, Conditions and Restriction of Kensington Place," and sends them to the title company. The board will follow up to ensure compliance with local regulations and keep residents informed about any requirements or actions.

Ongoing Property Concerns

Linda Jones updated the board on the ongoing issues with the property on Myrle. A certified letter was sent to the owner, Mr. Williams, regarding persistent concerns. Mr. Williams is currently incarcerated, and his mother holds power of attorney for the home. The occupants, including his daughter and any others residing there, have been given 30-day notice to vacate the property by September 1st. This measure is intended to address disturbances and enhance safety in the neighborhood.

Adjournment and Next Meeting

The meeting was adjourned at 7:30 PM. The next HOA board meeting is scheduled for October 14 at 6:30 PM.

Prepared by,

Dorothy Ruffin, Secretary

Police Report feedback

Officer Edwards reported back as follows:

On, July (7/13/25) at the address of 1921 Myrtle Ave. The report was regarding a domestic violation situation. The suspect left prior to arrival of the police, and a warrant was issued in this regard.

Renaissance June 2025 Stats

<u>Offense</u>	<u>Current Month</u>	<u>Previous Month</u>
Homicide	0	0
Sex Offense	0	0
Robbery	0	0
Aggravated Assault	0	0
Simple Assault	1	2
Burglary	0	0
Larceny/Theft Not from Vehicle	1	2
Larceny/Theft from Vehicle	0	1
Motor Vehicle Theft	1	0
Arson	0	0
Vandalism/Destruction of property	0	1
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Total	3	6
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No patterns were found

Renaissance July 2025 Stats

<u>Offense</u>	<u>Current Month</u>	<u>Previous Month</u>
Homicide	0	0
Sex Offense	0	0
Robbery	0	0
Aggravated Assault	2	0
Simple Assault	1	1
Burglary	0	0
Larceny/Theft Not from Vehicle	1	1
Larceny/Theft from Vehicle	0	0
Motor Vehicle Theft	0	1
Arson	0	0
Vandalism/Destruction of property	0	1
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Total	4	3
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No patterns were found



RENAISSANCE PLACE

HOMES ASSOCIATION