

**Stratford Gardens Homes Association  
Board Meeting  
April 2006 Minutes**

**Date:** April 29, 2006  
**Location:** Jackson-Hewitt Office, 75<sup>th</sup> and Wornall  
**Time:** 9:37am – 10:50am

**In Attendance:** Gwen Caranchini, Derek Guemmer, Colleen Kennedy (non-voting member), Mary Martin, Paul Mohr, John Larson, Stephen Lyddon, Maggie Shine, John Tso

**Absent:** Beth Chu

1. Meeting called to order by Stephen Lyddon at 9:37am.

2. **Order of Business**

*A. Budget to Present at Annual Meeting set for May18, 2006*

*NOTE: Minutes were not taken from the Executive Meeting held on April 20<sup>th</sup>. A quorum was not present; therefore, the budget was only discussed and not voted upon. The April 29<sup>th</sup> meeting was scheduled to have further discussions and to vote upon an agreed budget for 2006/2007.*

- Maggie Shine, Treasurer, presented the balance sheet and income statement for month ending April 30, 2006, and projected financials for month ending May 31, 2006. Projected net income by May 31<sup>st</sup> is \$2,708.96.
- Discussions included the following:
  - Maggie Shine stated that an increase of \$8 is needed to maintain the “break-even” point
  - What reports should be given to the members at the annual meeting (proposed budget and breakdown)?
  - Non-paying member update was presented. (members with liens and members with unpaid dues)
  - Gwen Caranchini presented a motion to permanently increase dues and fund a reserve and capital projects.
  - Last year, members were asked to pay a “special assessment” of \$20. If we keep the \$20 from last year and make it permanent, \$8 would go to maintain the break-even point, and \$12 would go to fund the capital projects.
  - Revise the bill to have only 2 line items listed: “Base Assessment” (which are the so-called dues), and “Other Services”.

2. Order of Business - continued

A. *Budget to Present at Annual Meeting set for May18, 2006 - continued*

- How many versions of the budget should we present? It is the board's job to present a budget and ask for membership approval; therefore, only one budget should be presented to keep things simple.
- *Paul Mohr made a motion:* To introduce a single budget of \$36,800 for the fiscal year of 2006/2007, which is approximately a 15% increase from the 2005/2006 revenue of \$32,095, and present this budget to the membership explaining the services to be provided.
  - Gwen Caranchini seconded the motion.
  - Maggie Shine opposed.
  - Maggie would like to make the increase \$20 per household instead of 15% since she is worried about specifics.
  - John Tso stated that he would like to see actual expenses defined at \$20 per household.
- *Paul Mohr – Clarification to Motion:* Present a single budget of approximately \$36,655 for the fiscal year of 2006/2007, which is approximately a \$20 increase per household over last year's payment.
  - Gwen Caranchini seconded the motion.
  - **Called for a vote: All were in favor – 8 yes, 0 nays. Vote was unanimous.**
- *Paul Mohr made an amendment to the approved motion:* The increase in the proposed budget over last year will be used to fund a line item for capital improvement and reserves. Additionally, the HACCD billing statement should read "Base Assessment and Neighborhood Services". This latter category being a combination of the previous years charges that read "Other Services and Special Assessments".
  - Gwen Caranchini stated that this should be stated with a goal of a target cap not to exceed 100% of the previous year's budget.
  - Maggie Shine seconded the amendment to the approved motion.
  - **Called for a vote: All were in favor – 8 yes, 0 nays. Vote was unanimous.**

NOTE: How this money will be split between capital improvements and reserves will be discussed with the new board (50/50?).

2. **Order of Business - continued**

***B. Elections for New Board***

- Gwen Caranchini presented an Election Notice to be sent to all members. She reminded us that a quorum of 25 voting members is needed for approval, and only one member per household can vote. She suggested a voting card be presented to each household at the annual meeting.
- Gwen will get the current list of eligible voting members from HACCD.
- Colleen Kennedy will help Beth Chu at the annual meeting check in to confirm members are in good standing.
- Gwen and Stephen Lyddon will take care of the proxy votes prior to the May 18<sup>th</sup> meeting.
- The four nominees for the open positions are:
  - Diane Bradshaw
  - Colleen Kennedy
  - Maggie Shine
  - Randy Breder

***C. Other issues***

- Mary Martin has “offered” to be the President for the next fiscal year. At the first meeting of the new board, the executive positions will be voted upon.
- Beth Chu has offered to bring refreshments to the annual meeting. The church will have tables, chairs, and podium set up, as well as coffee and tea.

No other issues were discussed. The meeting was adjourned at 10:50am.

Minutes Recorded by: Colleen Kennedy  
29 April 2006