

STRATFORD GARDENS HOMES ASSOCIATION 2019 ANNUAL MEETING

DATE: May 9, 2019

PLACE: Country Club Christian Church, Social Hall

VOTING MEMBER HOUSEHOLDS REPRESENTED:

In Attendance:

Abend, Agrawal, Bode, Durrett, Fadler, Flynn, Funk, Jean-Baptiste, Koehler, Lyon, Martin, Melland, Miller (1211 W 60th Ter), Mohr, Moone, O'Rourke, Sanders, Shawver, Shine, Smith(1231 W 61st Ter), Suarez, Suther, Sweitzer, Vallance, Whitman, Wilson (6025 State Line), Wolferman.

By Proxy:

Runnion by Flynn, Vrabac by Brooke Smith, Kaufman by Fadler.

Total Voting Members Represented: 30

CALL TO ORDER: The meeting was called to order at 6:30 PM

AGENDA:

- 1. Introductory Comments:**
 - a.** Courtney Fadler (President) introduced the Board Members and asked each to provide a short summary of their Board duties, background and experience.
 - b.** Courtney then provided a quick overview of the Association including when it was incorporated, the number of properties within the Association's boundaries and our outreach efforts to get those non-member property owners to join the Association.
 - c.** Courtney reviewed the Association's 2018-2019 services and priorities which included Security, Snow Removal, Island Maintenance, and Social Activities and our outreach and communications efforts over the past year.
- 2.** Brooke Smith (Vice President) provided a quick review of this year's Social Activities events and how important she thought these events were to developing and maintaining the spirit of community our neighborhood enjoys.
- 3.** Jim Vallance (Secretary) and Ari Jean-Baptiste (Treasurer) then provided a summary of the Association's financial condition, how we arrived at this position and the Board's recommendation on the way forward.

- a. In the years prior to 2015 the Association accumulated significant Capital Improvement and Administrative (Operational) reserves.
 - b. Major (membership approved) island improvement projects between 2015 and 2018 absorbed all of the Association's Capital Improvement Reserves.
 - i. Islands improvements were at:
 1. 63rd and State Line
 2. Intersection of 60th Ter and 61st
 3. Huntington and State Line
 - c. Major increases to the Association's fixed costs, especially Security, have slowly absorbed much of the Association's Operating/Administrative reserves.
 - d. The Board took aggressive action this past year to increase income and reduce expenses to include:
 - i. New Member Outreach
 - ii. Delinquent dues collection efforts
 - iii. Reduction of Island Maintenance contract expense
 - iv. Changing our Snow Removal expenses from a fixed to fee for service basis.
 - v. Reduction of Social Activity expenses
 - vi. Reduction of Water service fees.
 - e. Noting all of those efforts, Jim advised the membership that the Association still had no Capital Reserves and our Operational Reserves were inadequate to manage the Association's business. Without an assessment increase, we would be unable to build either of these reserve accounts and would thus be unable to react to future fixed expense increases, unforeseen events, or effectively manage the PIAC reimbursement grants. Further, without any Capital Improvement Reserves, the Association would be not be able to react to the certain future maintenance issues on our public properties (islands, entrance walls, etc.)
 - f. Jim reviewed the Board's Proposed 2019-2010 Budget which included a \$25 Service Assessment increase for each member property.
 - g. After some discussion, the membership voted on and overwhelmingly approved the Proposed Budget and assessment increase.
4. Courtney then introduced Tom Suther and Mary Martin as candidates for Board Membership. Both Tom and Mary were Board members in the past. They were approved unanimously.
 5. Courtney thanked retiring Board members Robert Flynn and Steve Abend. Robert had faithfully served the Association for six years and Steve for three.
 6. Courtney then introduce KCPD Officer Kevin Gooch who briefed the members on our off duty KCPD patrol program. At the conclusion of his briefing he fielded questions from the audience.
 7. Adjournment was moved, seconded and approved at 7:35 PM