

Stratford Gardens Homes Association

Quarterly Board Meeting Minutes

September 22, 2008

The quarterly board meeting of the Stratford Gardens Homes Association was held September 22, 2008 at the home of Paul Mohr, Association President. Paul called the meeting to order at 7:10 p.m. and the following members were present: Colleen Kennedy, Maggie Shine, Joy Blake Krug, Randy Bredar, Roger Dutton, Woody Underwood, and Phyllis Wilson.

Approval of Minutes

The minutes from the previous board meeting on June 23, 2008 were read and unanimously approved.

Financial Report

Treasurer Maggie Shine gave her report. As of August 31, 2008, Stratford Gardens Homes Association showed \$36,249.76 in revenue and an estimated \$34,754.90 in total expenses with an estimated net income of \$1,816.81.

The board discussed the efforts that have been made to bring every household current in their payment of dues. Phone calls will be made again to those who are not current as a courtesy reminder. Maggie will send letters to those delinquent in dues who do not live in the KC area.

Maggie will contact HACCD to determine the amount of excess revenue from last fiscal year (ending May 30, 2008) and request HACCD to divide the amount equally between the Capital Improvement Fund and the Reserve Fund.

Security Committee

Paul reported that theft has occurred at construction/renovation sites. A recommendation was made to inform homeowners to notify the board if their home is empty or undergoing renovation and if they want the security patrol to know and keep watch. The board will then inform the security patrol.

There was discussion regarding door to door solicitors. It was suggested that the Homes Association provide each residence with a decal to be used on or by the front door saying "No Solicitation – Stratford Gardens Homes Association – Police will be called". Joy and Woody will explore getting such decals.

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Communication

Colleen reported that the quarterly newsletter went out shortly after the last meeting.

Membership

Colleen recommended, to the agreement of all, that the board notify the membership via the newsletter of those members who have recently passed away.

Colleen also reported that the directory list has been updated with new members. She also noted that renters cannot be elected to the board and that there are 10 non-member residences in our Homes Association. Letters have been sent to encourage participation.

Social

Joy recommended that we finalize plans for the annual holiday party. She will look for a location. Tentative dates for the party were set for Thursday, Dec 4 or Dec 11.

Streets

Randy reported that he will again seek a snow-plowing service for the neighborhood. The scope of work will be the same as in previous years, i.e., snow removal after a 2" or greater snowfall and for snow-removal only.

Islands

Paul, Randy and Roger will work as a team on the oversight and management of the renovation project of the 63rd Street Island. Paul reported that the board has the option of having the city manage the project or the association itself could manage the project. The board reviewed and discussed a draft cooperative agreement provided by the city that would enable the association to manage the project. A motion was made by Paul to approve the association entering into the agreement; Colleen seconded the motion, which was unanimously passed.

Paul also recommended that exploratory engineering should take place for 63rd Street Island project in order to more clearly establish the scope of work. The board reviewed and discussed a proposal from C&M Restoration for \$1,562 to evaluate the settling of the fountain basin and to perform test cleaning of the marble basins. Maggie said there was adequate funding in our capital improvement account for this work. Paul motioned to approve the proposal; Maggie seconded the motion, which was unanimously passed.

New Business

Paul informed the board that Jennifer King will resign from the board for personal reasons, effective the end of December 2008.

There was discussion about the placement of signs on the neighborhood's common areas and other public rights of way, including signs for charity events, political signage, real estate sales, garage sales and general advertising. The board agreed to observe the city's policy which states that there will no signage on city or public property, which includes the islands. If a sign is needed for a one day event (e.g., real estate open house or garage sale), the sunrise to sunset rule should apply.

Colleen brought to the board's attention complaints regarding a homeowner who has been depositing his pet's waste over the rear fence of his property. The board discussed the public health and safety aspects of this issue and agreed that Paul should write the homeowner to request the action cease.

The meeting was adjourned at 9:40 p.m.

Phyllis Wilson
Secretary