

Stratford Gardens Homes Association

Quarterly Meeting Minutes

June 21, 2010

The Stratford Gardens Homes Association quarterly meeting was held at the home of Raphael Suarez on June 21, 2010. Colleen called the meeting to order at 7pm and welcomed everyone. Present at the meeting were: Colleen Kennedy, Paul Mohr, Woody Underwood, Raphael Suarez, Nick Scielzo, Adriana Huntley, Richard Conner and Charles Arthur. Roger Dutton, Sal Monteleone and Tom Suther were absent.

The minutes from the April 26, 2009 quarterly meeting were read and edited. Woody moved to approve the edited minutes, Richard seconded and the edited minutes were approved.

Election of New Officers

Colleen initiated discussion concerning the election of new board positions. Nick Scielzo volunteered to continue to be our Treasurer. Raphael moved and Woody seconded. The Treasurer must keep track of the financial reports which come through HAKC and approve payments for such items as snow plowing, security, and island improvements and maintenance.

Raphael volunteered to be board President. Woody moved and Adriana seconded his nomination.

The next position discussed was Vice President. The Vice-President needs to be available to attend meetings on behalf of the board if the President is unable to attend. Discussion about adding additional responsibilities of position was considered. The responsibility of the completing the newsletter was assigned to the VP position. Woody moved and Raphael seconded that Tom continue as Vice-President.

Charles volunteered to serve as Recording Secretary. Richard moved and Adriana seconded.

A vote for all officers was taken and all were unanimously approved.

Committees

Colleen had emailed committee information and duties. The board discussed the positions, responsibilities and filled the positions as follows:

President	Raphael Suarez
Vice President	Tom Suther
Treasurer	Nick Scielzo
Recording Secretary	Charles Arthur
Island Maintenance	Richard Conner/Raphael Suarez
Social	Woody Underwood

Membership	Adriana Huntley?
New Member Welcome	Adriana Huntley? Richard Conner?
Communication	Sal Monteleone
Snowplow	Woody Underwood
Security	Raphael Suarez
Complaints	Entire Board

The board discussed eliminating the individual Complaints position and making the entire board responsible for addressing complaints.

Membership

The board discussed the format for updating the phone book and the use of various versions of publishing software.

Unpaid HOA Dues

Nick reported that the bills for HOA dues went out on June 1st and that we have 10 properties which are past due. Currently there are liens on 6 properties for unpaid HOA dues. One property is three years or more past due.

Budget

Revenues exceeded expenditures for the year and a balance of \$6,578.73 will be split between the Capital Improvement Reserves and Association Reserves.

The board discussed the financial statement and the location of investments. Nick suggested moving the money from a CD that is maturing into a money market account with a better interest rate. Raphael moved and Adriana seconded the motion.

Islands

The island maintenance is approximately 20% over budget. This was mostly due to required sprinkler system repairs and the installation of new bushes.

Bids were solicited for island maintenance contracts. The current contract with Constant Care was renewed for one year at \$430 per month. This includes a small island that has been forgotten in the past.

The board discussed the missing/broken urns near Meyer Circle and if we could repair or replace. Nick indicated that he would look into the potential options and costs.

Social

The neighborhood garage sale took place on June 11th and 12th. Woody placed ads and put out signs. There appeared to be approximately 12 households that held garage sales.

Annual Meeting

The annual meeting was held on May 20th at the Mission Hills Country Club. The board mentioned that the meeting was well attended with approximately 50 people in attendance.

63rd Street and State Line Island – PIAC update

Paul indicated that there have been some weather delays, but the project is substantially complete. There are a few punch list items remaining. The contractor has submitted a payment request for the project. Raphael has signed the request and Nick will pay the bill through KCHA. Paul will submit a copy of the bill to the City of Kansas City for reimbursement through the PIAC program. A change order was made for approximately \$700 to include plantings and drip irrigation in the trough area.

The contractor has indicated that they would like the opportunity to bid on island maintenance in the future.

A ribbon cutting will be held to re-dedicate the area during the week of July 19th or 26th. Announcements will be made to the homes association via email and invitations will be extended to the PIAC members, City Council members, and the contractor.

Security

Continue requesting for the membership to let the board and their neighbors know when they are having gatherings so that we can have the patrol come by if they are on duty.

New Members

Michael and Julie McCann 1268 W. 61st Terrace

New Business

Colleen and Woody will transfer homes association files and miscellaneous items to Raphael.

It was noted that the sidewalk at Stratford and State Line is uneven. Raphael volunteered to look into the area and the board may consider fixing the area through the capital improvements budget.

Raphael reminded the board that we will meet once a quarter and the next meeting will be in September.

The meeting was adjourned at 9:30 pm

Minutes Recorded by: Charles Arthur