

Stratford Gardens Board Meeting, Tuesday June 13, 2018

The meeting was held at the residence of Brooke Smith with the following members in attendance: Tom Suthers, Kate O'Rourke, Brook Smith, Mary Martin, Courtney Fadler, Steve Abend, Ari Jean-Baptiste and Jim Vallance. Call to order was at 7:00PM

Tom provided all members with the minutes of the 2018 Annual Meeting. After review, the minutes were approved.

Election of New Officers:

Megan Whitman (via proxy) nominated Courtney for president. Mary seconded.

Tom nominated Brooke for Vice President – seconded

Tom nominated Ari for Treasure – seconded

Tom nominated Jim for Secretary – seconded

Kate O'Rourke will serve as Chair of the Social Committee assisted by Brooke.

Mary made a motion to approve all candidates, seconded and all approved

Review of Financial Statements:

The members reviewed this fiscal year's financial statements which resulted in the following comments and questions:

1. Insurance coverage: Exactly what do our policies cover? (Directors and Officers liability, island damage, liability, etc) Ari will follow up with HAKC and also determine what charges are included on each bill.
2. Balance Sheet - Members Equity: What is included in "Homeowner's Reserves" and "Current Earnings"? Ari will follow up.
3. PIAC expenses:
 - a. There was some discussion of the current cash in hand and how the PIAC projects affected the cash flow.
 - b. Tom provided an email from Megan indicating that the city would most likely complete its work on our urn proposal soon and because it is a small project we will not have to go through the reimbursement process. Tom will update the proposals from the stone vendors and installer and confirm that the installer pays prevailing wages.
 - c. Mary indicated that the 60th Terrace island building permit for the electric install has not been issued and that the electrical contractor would not begin work until it was issued. No time frame for project beginning.
4. Snow removal contractors: Steve Abend indicated that he hoped 2 new contractors would provide bids in addition to our current provider. Ice treatment was discussed and it was agreed that we should obtain bids for ice pre-treatment for consideration.
5. Security: There was some confusion regarding whether or not it had been agreed to pursue information from private contractors in addition to KCPD off duty officers. Steve will pursue information from private contractors and Courtney and Steve will set up a meeting with our KCPD contact to investigate their capabilities, services and expenses.

New Business:

Neighborhood speeding: As an offshoot to the security discussion, Jim questioned whether or not off duty KCPD could issue speeding tickets which led to a discussion about speed bumps, signage and other methods to reduce speeding. To be continued.

Mary indicated that at least one of our homeowners inquired about any existing rules concerning homeowners utilizing their property for Air B&B type purposes. Jim pointed out that at least one set of "Restrictions" specifically limits property use to "single family" only.

Steve mentioned that some properties appear to be in non-compliance with city ordinances and inquired as to what the board thought could be done to bring those properties into compliance. Jim suggested that the "Articles of Incorporation" outline specific association responsibilities and authorities. To be continued.

Tom asked for a motion to adjourn. Moved by Mary, seconded by all! Adjournment at 8:12PM

Signed

Jim Vallance
Secretary
Stratford Gardens Homes Association
6/16/2018