

# STRATFORD GARDENS

## BOARD MEETING

**DATE:** August 20, 2018

**PLACE:** Residence of Courtney Fadler

**MEMBERS PRESENT:** Courtney Fadler, Ari Jean-Baptiste, Jim Vallance, Meg Whitman, Steve Abend, Mary Martin.

Prior to the call to order, we had an informal discussion concerning exactly who and what properties were included as members in the association and the apparent shortfalls of maintaining a current accounting of new members and paying members. These items will be included in the next Board meeting.

**CALL TO ORDER:** The meeting was called to order at 7:18 PM

### **AGENDA:**

1. The minutes of the June 2018 were presented and approved as written. Jim Vallance will make sure they are included in the Homes Association KC documents.
2. Ari presented the financial documents for review which prompted a detailed discussion of the Association's financial condition. Ari suggested that the Association will continue to see a slow decrease in our reserves if the current levels of spending and income remain unchanged. It was generally agreed that the Association must do more to collect delinquent dues and to encourage/require all eligible property owners to be dues paying members. Ari provided a sample "delinquent dues" letter to members for the Board's consideration. Spending will have to be closely monitored and reduced whenever possible. The Board agreed that "being visible" will be helpful in reminding all members of the value of their association.
3. New Homeowners Welcome Update: Courtney briefed the Board on her preferred method of welcoming new members and each Board member was provided an example "reusable shopping bag" with "Stratford Gardens" printed on one side. Courtney also provided a sample "Welcome new neighbor" letter and thought it would be appropriate to provide each new member with a bag including an association directory, current news letter and welcome letter. All agreed that this was an outstanding way to welcome new neighbors.
4. Labor Day Block Party Update: Courtney provide the Board with an update on the Association block party which will be held on Sept 3 and 5:30pm at the intersection of 61<sup>st</sup> St and Huntington. Taco republic's truck is broken and they will not be able to service the party, however Salty Iguana and Betty Rae's food truck will be on site to provide cash sales. All kids events as listed on the "Save the Date" card will be present. It was suggested that we advise all members to BYOB and also that we sell the "reusable shopping bags and perhaps beer. It was also suggested that a "Donation Cup" be visible for membership donations. Courtney and Brook will continue to manage the "Block Party" preparations.

5. Island Update: Mary and Megan advised that there was very little new information to provide. The city has still not released funds for our 60<sup>th</sup> Terrace/Huntington Island.
6. Code Enforcement/Lien Updates: Courtney affirmed that there is a City official who acts as “Code Enforcement” officer for Stratford Gardens. It was agreed that the appropriate way to resolve such issues was by requesting the city’s investigation since only they have the authority to enforce city codes. Any member can reach this resource to file a complaint by contacting 311. Steve mentioned he had called the city to request they investigate a specific property which he felt was not in compliance.
7. Snow Removal Update: Steve Abend briefed the board on our current snow removal contractor and agreement and then provided four new proposals. One was from our current provider (Payne), and others from Beerman, Envision and Rose. After discussion, it was moved (Courtney), Seconded (Jim) and carried unanimously to go with Beerman. Steve was asked to coordinate with Beerman to obtain an official agreement and resolve specific items/questions such as will Beerman monitor snow fall and automatically arrive to plow, do we need to call, will the work be completed in a timely manner, etc. Steve will brief the Board at the next meeting. This new contract is expected to provide the Association significant savings.
8. Final Comments: Courtney advised the board that our membership data base needs a significant amount of updating. Many email addresses are missing or incorrect and many properties are not even included. She suggested that we all consider ways of correcting these issues including “Block Captains”. She also suggested that new Directories are due to be produced and disseminated this year. And finally, Courtney suggested that we have Patty Steel of HAKC address the board at our next meeting.

**ADJOURNMENT:** The meeting was adjourned at 8:10 PM