

STRATFORD GARDENS BOARD MEETING

DATE: February 19, 2019

PLACE: Residence of Kate O'Rourke

MEMBERS PRESENT: Kate, Courtney, Ari, Steve, Andrew and Robert

CALL TO ORDER: The meeting was called to order at 6:35 p.m.

AGENDA:

- 1. Approve last meeting's minutes** - Steve suggested we wait until revisions are made to January's meeting notes. Group tabled approval until the next board meeting.
- 2. Financial Review** – Ari provided a summary of the Association's financial position as of February. Ari reviewed 2019 Stratford Gardens Homes Association Statement, as well as a project budget document from Jim. He mentioned at the end of our fiscal year, we should have approximately \$10,000 in our reserves budget, and this should be an account we fund to increase.

Robert said that it was mentioned to him that a general good guideline for an HAKC reserve fund should be approximately one times annual funds. If applies to Stratford Gardens, that might be approximately \$40,000 as a guideline. Steve noted our utilities will be going up over the next few years due to island maintenance improvements in utilities. Steve pointed out the more improvements we make, the more utilities and upkeep we will need to budget for as well.

Ari noted the general spending of the budget has "on average" been about \$3,000 per month.

Ari spoke with HAKC about increasing annual dues and noted it must be a vote that is put to Stratford Gardens members should the association move forward with a vote, i.e. at the Annual Meeting for instance. Steve also mentioned it should be noted there is an ability to control costs on tangible items, for instance he mentioned shutting off the water to fountains, turning off landscape lighting, etc.

Steve mentioned he did inquire with Beerman about salt application, and it was said to be about \$350 for one application. The board decided not to move forward with salt application at this time due to budget.

Courtney mentioned that our budget shows our priorities in this order: Security, Island Maintenance and Social Activities. Discussion ensued about how we might reduce the

Islands Maintenance budget, but that also these are important public spaces and we need to ensure a good upkeep.

Robert reviewed when we last had a dues increase which was a \$25 per household dues increase in 2016. Steve mentioned that a major cost has been the addition of power to the islands. The group noted that budget improvements moving forward may need to be a combination of tightening up budget, and increasing dues. Ari affirmed that he agrees a dues increase would be reasonable given how flat we have been versus inflation.

The group agreed to consider a dues increase and Ari is going to speak with Patty at HAKC about a cost of living dues increase. Steve mentioned proposing a one-time dues increase and then an incremental increase year over year to accommodate cost of living. Andrew mentioned that we might consider a neighborhood survey to determine the community's budgetary priorities i.e. survey monkey. Courtney agreed to look into a survey monkey option for the neighborhood.

The group agreed to reconvene in late March/early April in order to finalize a plan for the next fiscal year budget, and a proposal for a dues increase based on inflation.

- 3. PIAC/Island Project Updates** – Steve briefed the Board on the latest ongoing of the PIAC projects and Island maintenance updates as he is aware. Megan was unable to attend the February meeting.

Steve noted that we may need to have repairs to the island on 63rd street as there are wires that will need to be updated and other issues. Steve said he is going to work with and talk to our current contractor for our islands and determine whether this might also be able to be part of the ongoing PIAC projects.

Robert mentioned we own the island area at 59th and State Line, and Steve identified that as an area we already are aware of and will have maintenance updates in that area via PIAC as well.

- 4. Security Update** – Courtney briefed the Board on a security meeting she had with the lead patrol officer for Stratford Gardens, Sgt. Sebastien Hanriot. She offered to see if Sgt. Sebastien would attend the annual meeting as a guest speaker. Courtney also mentioned she will be putting a security update in the next newsletter on safety tips and how to register a Ring or Nest doorbell camera with the KCMO police. Andrew mentioned we should make it a priority to inform the neighborhood of the services their dues provide.

5. Annual Meeting - Kate discussed an update on the annual meeting plans and how to do it with a reduced budget. Kate mentioned various neighborhoods hold it in various different ways i.e. at clubs, in homes or in restaurants. Kate reiterated she and Brooke will be looking for options that conserve budget. Robert said the annual meeting must be in May. Kate mentioned she and Brooke will advise the group on options on or before the next Board meeting.

ADJOURNMENT: The meeting was adjourned at 8:12 PM