

TOMAHAWK ROAD HOMES ASSOCIATION MINUTES

MEETING OF SEPTEMBER 24, 2022 @ The Beall Home: 6544 High Drive

Present: Ginny Beall (president), Kay Bleakley (treasurer), Corey Merriman (director), Sarah Brown (secretary), Andy Weed (City Council Liaison)

Absent: Louise Allen (Director-Park Board Representative),

- The meeting was called to order by Ginny Beall at 5pm.
- There was a motion for the approval of minutes to the 4/26/2022 meeting, The motion passed.
- Kay Bleakley then presented the treasurer's report to the committee. The HOA has fallen behind on financials. Nothing has been posted since 4/30/2022. They are billed and paid monthly by the HOA-KC, and had fallen delinquent. The financials have been modified and will be resolved. Manual adjustments have been made and everything is currently in the process of being adjusted. Looking ahead, we will need to approve the budget for the annual meeting. There are funds available to spend from previous years for gatherings and beautification. It was highlighted that we still have extra funds which can be dedicated to the cost of the directory, because we didn't have the annual meeting (due to Covid) last year. In addition, the treasurer needs to uncover the insurance expense. Clarification is needed, because the expense has not been noted on the budget. It was then discussed that we need to have an overall vision from the Mission Hills Park board regarding Eisenhower pond. There are funds available, so we need to know how to dedicate them. Kay went onto discuss funds allocated for neighborhood gatherings, and the possibility of placing caps on the request for funds. The current budget is \$2,500, and the requests are a first come first serve basis. It was suggested that the hosts submit a budget for approval, and we reimburse them after the fact, as it will provide some security. It was suggested we amend the application for funds with a proposed \$500 limit (allowing for 5 events annually), and add it as a reimbursement process...the steps being as follows: submit application, application approval by HOA, \$500 granted with reimbursement based on receipts. Finally it was proposed there may be some questions at the annual meeting regarding what justification we have to our spending, whether it is beautification, parties/gatherings, directory, and the annual meeting. It was established that the HOA mission is simple: to create and nourish the community. There was a motion to pass the treasurer's report; it was passed.
- The next order of business was the Park Board Report from Lou Allen.
This year, the main focus of the THRA Park Board team has been the improvement of Eisenhower Pond. The pond has been overturned with duck weed over the past few years. According to the Mission Hills arborist, it is a clonal organism which once introduced into a system with favorable conditions, will multiply rapidly. They have been skimming the pond as

much as possible and are having some success. However, the south side of the pond (running along Tomahawk is too shallow to skim. The board is waiting on a report from a specialist from Kansas State to help provide ways to manage the duck week in the future. Water lilies have been added along the water line shore and clean up is underway on the Tomahawk side. There are plans on terracing that area, and planting more ground covers, since adding irrigation is not financially possible at this time. The fishing Boy stature has been moved from Overhill and 70th, to the island on Eisenhower Pond. They are hoping to raise the statue four more inches and add lighting to highlight it. This will need to be approved at the October Park Board meeting. The Shepherd Island statue was removed and placed in storage until a new spot was chosen. The statue was removed during the Johnson County Tomahawk Road project due to safety and sight line concerns. Most of the \$9,000 budget has been spent on improvements to Eisenhower Pond.

- The next report submitted was from Andy Weed, City Council Liaison. The first order of business discussed was the Tomahawk Road Construction Project. It is complete with only minor landscaping and clean up issues. It was completed one month ahead of schedule and 2% under budget. The City is installing a street light at the crosswalk to City Hall to brighten the intersection. Andy next discussed the increase of crime in the city. Home and property crimes are down 20% (2022 vs 2021). Auto break in and theft are up YTD. 25 auto burglaries have been committed (up 92%) and 17 auto thefts have occurred (up 70%). 90% of the break-ins occur in unlocked cars and cars with the keys left in them. It is usually with personal effects left in plain view, and the city is trying to increase awareness that these are crimes of opportunity, and our neighborhoods have established a reputation as being a "soft target". The city wants to help the police by providing more responsible security and control of our vehicles by locking them and not leaving valuables in them. The next item addressed was the Architectural Review Board. The Board would like to update and refresh design guidelines originally published in 2012. The ARB is continuing to be challenged with changing architectural styles and standards. Massing continues to raise controversial issues and the AARB has engaged Sargent Town Planning to help update and further define emerging styles. It was then discussed the amendment up for election on November 8 to continue the Mission Hills one-Quarter Cent Sales tax to help fund capital improvements. This is not a new tax, but a renewal of one, primarily on E-commerce purchases. In 2023, there will be road construction projects at 70th street from State Line to Overhill, as well as 70th Terrace, from State Line to Overhill. In the spring, the city is planning on working with Indian Hills Country Club on landscaping the parking lots along Tomahawk Road. The next item of business discussed was the Prairie Village Flood Control project. The City of PV would like to rebuild and elevate (5 feet) Mission Road from the intersection of Tomahawk and Mission north to 67th street. It would reduce the "lake effect" that occurs during severe rain. The goal is to help protect the homes on the west side of Mission Road from flooding. The construction is scheduled to begin in March or April of 2023. The City is studying the potential impact of the project downstream along Brush Creek. Finally, City

Hall is considering canvassing property owners along State Line from 68th street to 70th Terrace to connect streets with a sidewalk.

- The President's Report was given by Ginny Beall.
- There was a motion to approve proposed new board members, Katie Adams and Liz Lozier. These proposed names will be placed on the ballot to elect board members at the Annual Meeting, to be held on January 12, 2023. Motion passed.
- Discussed other ways to effectively reach out to the TR community. It was proposed to continue with the current annual newsletter approach, which is mailed out with the dues invoices in early December.
 - The neighborhood grant applications were discussed, and modifications approved, such as limiting grants to \$500 each and payment made after receipts are submitted, vs. before the event.
- The 2023 Directory was discussed. Our HOA is the only one of the 3 to have missing properties. There are 35 total. TRHA was not included in the deeds of these properties, so membership by them would be voluntary if legal procedures are to be avoided. Our goal is to have all homes included in the directory, so an effort will be made to contact these homeowners by mail and ask them to join. If they desire to do so, HA-KC will invoice them at the same time as the other homes are invoiced.
- This was a possible request from a city committee that more information about city issues be included in the directory, which will be explored.
 - Meeting adjourned by Ginny Beall.