

BLUE VALLEY
Riding

BLUE VALLEY RIDING HOMES ASSOCIATION, INC.

c/o Homes Associations of Kansas City, 4200 Somerset Drive, Suite 216, Prairie Village, KS 66208

Phone: (913) 385-2440 Fax. (913) 385-2441

Notice of Annual Meeting and Elections. 13th Oct, 2015

Dear Home Owner.

The 2015 Annual Meeting of the Blue Valley Riding Homes Association has been scheduled as follows:

Date: Sunday 1st November, 2015

Time: 4 pm

Location: SouthWoods Christian Church, 16110 Metcalf

The meeting will commence promptly at 4:15 pm and will end when all business has been completed or the meeting is adjourned. **YOU MUST CHECK IN BEFORE THE MEETING BEGINS, CHECK-IN BEGINS AT 4 p.m.**

Enclosed in this mailing is your VOTING PACKAGE. It contains the following:

1. NOTICE OF ANNUAL MEETING
2. AGENDA FOR ANNUAL MEETING
3. PROXY
4. BALLOT

If any of the above items are not included in your package, please contact the secretary at 913-558 6402.

Two significant issues are included on the agenda this year. First, we want to amend the By-Laws of the Blue Valley Riding Homes Association to modernize the meeting and voting process. The Board proposes that the method for casting a vote be expanded to include electronic voting, provided we have the ability to verify ballots in order to preserve the integrity of the process in compliance with the Kansas Uniform Common Interest Owners Bill of Rights Act.

The second issue on the agenda is an increase in the annual dues. While no one on the Board enjoys asking our fellow neighbors to add to their annual financial obligation, it has become very clear that we must increase revenues in order to keep up with common area maintenance, including the pool and tennis courts. Neighborhood amenities attract buyers and help maintain property values. It should be noted that the Homes Association was formed in 1979 with annual dues set at \$120/year. There was an increase approved in the late 1990's to the current dues of \$200/year. Adjusted for inflation, the

original dues of \$120 would come to \$418 in 2015 dollars. The Board is asking now for an increase of \$120/year beginning 2016 to \$320/year, well under the rate of inflation.

Under our current contract with Deffenbaugh, we will have a 3% increase in trash collection to \$160/year. Therefore, if the dues increase resolution passes the total per home (including trash collection) will be \$480, which is slightly below the average for other area neighborhoods with community pools.

If you have questions please call any of the board members

Jim Stigliano – 913 488 6788

Karen Virgillito – 913 481 3425

Andy Edwards – 913 558 6402

Colleen Whiteside – 913 685 0735

Tim Kennedy – 913 220 4012

Kristin Soykan – 913 660 2067

Theresa Swallow – 913 897 2690

Kurt Fisher

Sincerely,



Andy Edwards
Secretary, BVRHA

NOTICE OF ANNUAL MEETING

Dear Homeowner:

This letter is to inform you that the annual meeting of the Blue Valley Riding Homes Association (the "Association") will take place on 1st November, 2015 at 4 pm at SouthWoods Christian Church. The agenda is included in this mailing.

Please pay special attention to the two resolutions that will be voted on and, if you are unable to attend, the instructions included below pertaining to proxy voting.

RECORD DATE: 12th September, 2015 [50 days prior to meeting] is the Record Date. Homeowners who took title after this date will not be entitled to vote at this meeting.

NOTE: Only one vote can be counted per household.

If you cannot attend the meeting, please assign your vote to the President of the Association or to a Member of your choice. The proxy holder must also be a Member of the Blue Valley Riding Homes Association, and the proxy holder must attend the meeting in order to vote on your behalf. Proxies must be returned to Homes Associations of Kansas City, 4200 Somerset Drive, Suite 216, Prairie Village, KS 66208 at least three (3) business days prior to the Annual Meeting (no later than 27th Oct, 2015 by 5:00 p.m.) in order to be honored. IF YOU DO NOT SUBMIT A TIMELY PROXY, YOUR VOTE WILL NOT BE COUNTED UNLESS YOU APPEAR IN PERSON AT THE MEETING.

An official self-addressed envelope is provided for a return of your proxy to Homes Associations of Kansas City. Please use the enclosed official self-addressed envelope to return your proxy.

In order to obtain a quorum, we request that you sign and return your proxy even if you do not plan to attend the meeting or vote.

Sincerely,

Blue Valley Riding Homes Association

2015 Blue Valley Riding Homes Association Annual Meeting

Location – SouthWoods Christian Church
16110 Metcalf, Overland Park, KS 66085
(Cookies and water / soft drinks will be provided)

Sunday 1st November, 2015 4:00 – 6:00 pm

Agenda

1. Call to order by President of the Board of Directors
2. Presentation of proof that the meeting was duly called by the Board of Directors and that Homeowners were notified of the date, time and place of the Annual Meeting
3. Roll call of Members present,
4. Minutes from last board meeting
5. Treasurer's report
6. Committee reports
7. New Business
 - a. Presentation and examination of proxies by the Secretary of the Board of Directors
 - b. Report of the Board Voting on Proposed Resolutions
 - c. Discussion and vote on Proposed Resolutions
 - i. HA-KC to independently tally votes
 - d. Call for new board members
 - e. Board member vote on vacant positions
 - i. President
 - f. Update on road plans – 159th interchange / 159th Metcalf to Nall
 - g. Update on monument plans
8. Open discussion and set date for next annual meeting

Current Board Members

- President – Jim Stigliano – Standing down
- Vice-President – Karen Virgillito
- Treasurer – Colleen Whiteside
- Secretary – Andy Edwards
- Members at large
 - Kristin Soykan
 - Tim Kennedy
 - Kurt Fischer
 - Theresa Swallow

BLUE VALLEY RIDING HOMES ASSOCIATION, INC.

Official Proxy Form for 2015 Annual Meeting

INSTRUCTIONS

Your proxy MUST be signed and dated to be a valid proxy. The person you select MUST be present with proper ID at the Annual Meeting on November 1st, 2015 for this proxy to be honored. Upon completion, this proxy shall either –

1. Be mailed to the Property Manager, Clarence Foxworthy, Homes Associations of Kansas City, 4200 Somerset Drive, Suite 216, Prairie Village, KS 66208. It must be received by the Property Manager by 5:00 pm on or before October 27th, 2015 to be honored or
2. Be given to your designated proxy representative who will be attending the meeting.

Except as specified at Article II, Section 9 of the By-Laws, this proxy shall expire three (3) years from the date hereof unless the person executing it specifies the length of time for the proxy to continue in force. This proxy shall be void if either you or the designated proxy is not a Homeowner/Member, as defined in the By-laws, at the time when the proxy is to be exercised.

PROXY

KNOW ALL BY THESE PRESENT THAT I / (We), the undersigned, owner(s) of

_____ (Address)

at the premises known as the Blue Valley Riding Homeowners' Association ("the Association"), Stilwell, Kansas, do hereby constitute and appoint:

Name of Owner & Designated Address to Serve as Proxy

As my (our) duly authorized agent to act as proxy to attend meetings of the Owners of the Association on my (our) behalf, or any continuation or adjournment thereof, and to exercise the full power to vote and act for me and in my name, place, and stead, provided that this proxy shall be used for the following specific purpose:

TO VOTE PROPOSED RESOLUTIONS AT THE 2015 ANNUAL MEETING OF THE HOMES ASSOCIATION MEMBERSHIP, AND TO VOTE ON ANY OTHER QUESTION THAT MAY VALIDLY COME BEFORE THE MEMBERSHIP AT THE SAID MEETING.

The person so appointed as proxy shall, by the authority granted herein, serve in the same manner, to the same extent and with the same effect that I might were I personally present thereat and to the full extent allowed in the Association's governing documents, giving to the proxy designated above full power of substitution and revocation, and I hereby revoke any other proxy heretofore given by me.

If no agent is authorized, the President of the Board of Directors is hereby authorized to act as my proxy.

Owner Name(s) _____

Owner Address _____

Signature _____

**OFFICIAL BALLOT – BRING TO ANNUAL MEETING
OR TO BE GIVEN TO PROXY IF APPLICABLE**

**Blue Valley Riding Homes Association Annual Membership
Meeting, Sunday November 1st, 2015**

INSTRUCTIONS

1. Please read this ballot carefully before marking.
2. Cast your vote by marking the spaces below
3. You Must Sign Your Name(s) and enter your Unit address to cast a valid vote.

RESOLUTION #1 – BY-LAWS AMENDMENT - INDICATE VOTE BY CHECK MARK

Article II, Section 5 of the By-Laws of Blue Valley Riding Homes Association currently reads as follows:

Unless a record date for voting purposes be fixed as provided in Section I of Article V of these By laws, then only members as defined in Section 6 of this Article II on the day twenty (20) days prior to any meeting of the membership shall be entitled to vote at such meeting. *Such vote may be viva voce or by ballot*; provided, however, that all elections for Directors must be by ballot upon demand made by a member at any election and before the voting begins....

It is resolved that Article II, Section 5 be amended to follow the guidelines of the Kansas Uniform Common Interest Owners Bill of Rights Act to read as follows:

...Such vote may be in person, by secret ballot, by proxy or by electronic means. Absentee voting is specifically allowed. In order to be counted, the absentee ballot must be verifiable and delivered at least 3 days in advance of the general membership vote. Proxies can be either directed or undirected; are valid only for the meeting at which cast; must be dated and not revocable; and a person, other than a member of the Board of Directors, may not cast undirected proxies representing more than 15% of the votes in the association. All elections for Directors...

_____Yes

_____No

RESOLUTION #2 – DUES INCREASE - INDICATE VOTE BY CHECK MARK

It is resolved that the Blue Valley Riding Homes Association dues shall be increased to \$320/year beginning in 2016.

_____Yes

_____No

Owner(s) Signature _____

Print Name _____

House Address: _____

Proxy Name (if Applicable) _____

YOU MUST SIGN THIS BALLOT FOR YOUR VOTE TO BE COUNTED