

2014 Annual HOA meeting
January 21, 2014

President's Report (John Wofford)

- 2013 was a big year for Legacy Wood, we are a growing organization!
 - o New Phase opened and is mostly sold out
 - o Surplus Budget for 2013, even with new pool key system and new pool furniture
 - o Successful Social Events; Easter, Welcome to Summer Pool Party, 4th July, Halloween

Treasurer Report (Jolynda Coons)

- Shared 2013 budget, see attached (paper copy handed out)
- Surplus as organization \$34,000
 - o Goal \$35,000
- Under budget this year \$3,400
- Much better shape on collections; not chasing people for dues
- Homeowner question
 - o Now that goal close, can we incorporate trash back in? (see below for discussion points)
- Future expenditures
 - o HOA responsible for building new formal entrance per bylaws
 - o Replace evergreens at the pool that were lost due to bagworms
 - o Playground?
 - o Revisit trash
 - Charnsin/John advised against, due to past experience (how we got into red before on budget) and it would be a large portion of dues/budget
 - Potential to rebid for lower expense for next year and reevaluate

Social Report (Rebecca Muller)

- New Email system where residents can manage their own subscriptions has been a great new addition for 2013 (Thanks Aaron!)
 - o All Neighborhood Communication
 - o Men's Poker
 - o Ladies Night
- Monthly Events
 - o Men's Poker 1st Friday of the Month
 - o Ladies Night 3rd Friday of the Month
- Annual Events
 - o Easter Egg Hunt
 - o Welcome to summer ice cream party
 - o 4th July BBQ
 - o "Unofficial" Halloween party
 - o Spring and Fall Garage Sale

Development Report (Brian Wood)

- 5th phase opening soon; 44 lots
 - o No new neighborhood entrance, but connected to several existing streets
 - o Most likely open in March/April
- Property values have increased over the past 24 months
 - o Sold 50 lots in the last year
 - o Phase 4 sale prices ranged from \$292,500 - \$362,000
 - o Next Phase planned to be higher sales prices estimating \$325K-\$425K
 - Higher lot costs due to rock foundation extraction costs, which drives development cost and home prices
- Legacy Wood owns 40 acres off to east, part of approved plat
 - o Still have intentions of doing all 7 phases
 - o But current intent to sell everything on this side of the creek before they move across the creek (72 lots)
 - o Survey crew today, but no plans to develop immediately

2014 Budget

- Pool single biggest expense
 - o Olympic maintenance
 - o Extra for updates; replace bathroom vanities due to vandalism last year
 - Continued concern with vandalism and late night visitors
 - There is a Lee's Summit non emergency number
- Utilities, added extra since we went over in 2014
- Lawn, increased by \$1,000 to replace shrubs and trees at pool
- Insurance for Pool and common areas did go down due to rebid
- *Motion to approve budget as presented - APPROVED*

Ideas/Concerns:

- Discussion regarding Pool Vandalism and behavior
 - o Need to self police
 - o *Suggestion at pool key pick up have families sign pool rules to agree so everyone aware and accountable*
 - o *Suggestion to add timed lock to bathrooms use existing key to avoid vandalism or add codes to doors that change yearly – VOTE TO EXPLORE - AGREED*
- Longer Pool Season
 - o Suggestion open two weeks earlier and close two weeks later
 - o Did leave open 2 weeks later in 2013
 - o *VOTE: Extend Pool 2 weeks; work into initial pool contract – AGREED*
- Pool birthday parties
 - o HOA rules - one paid for party per weekend; there is a guest limit
 - o Lack system to book parties; can we build automated system?
 - Ask Aaron for potential solution
 - o Difference between those booking and just showing up
 - o Re-issue rules for parties (what is time restriction? people decorating and leaving set up)

- *Is issue more seating and tables?*
 - *VOTE – AGREED*
 - *Establish budget and purchase more tables and chairs*
 - *Purchase tool kit so we can tighten pool chairs*
- *Suggestion for pool committee to help manage (no committee established at meeting)*

Neighbor recognition (Jacki Wofford)

- Rebecca and Wade Muller; ongoing commitment
- Mark Wood; neighborhood clean up, saw need and took action and hosted BBQ for those that volunteered
- Lisa Callendar; neighborhood clean up, saw need and took action
- Mike and Debra; live next door to pool help with reporting pool issues and vandalism, help with bagworms at the pool
- Nancy Thomas; good neighbor, organize meal train for neighbor in need
- Jolynda Coons; Stepping up as treasurer and all of the work to automate the process
- Aaron Beck; set up mail chimp, website and overall tech wizard
- Charnsin Tulyasathien; work to get budget back on track and transition Jolynda
- Kim; community news update, sharing garden plot information
- John Wofford; thank you for your work as President

Elections

John and Jacki looked into a professional management company and the cost is substantial (\$30,000-\$35,000 annually) so it was recommended that we continue with volunteer leaders. The need for volunteers was stressed.

- There is a unanimous decision that as long as dues are paid and we have enough volunteers we would prefer to avoid this extra expense.

Presidential Nominations:

- Aaron Beck; nomination, second – VOTE APPROVED
- Joel Wheatley

Secretary

- Nominations from the floor
 - Charnsin Tulyasathien volunteer – VOTE APPROVED

Social Chairman

- Nominations from the floor
 - Keili Kruger (keilikruger@yahoo.com) – VOTE APPROVED
 - Wade Muller continue with Men's Poker emails

New Business

- Suggestion from John that going forward President, Treasurer and Social Chair get 100% of dues waved; Secretary and Vice President 50% discount
 - o VOTE – APPROVED
 - o Additional proposals from the floor 2014 Muller, Wofford and Charnsin
Tulyasathien dues waved 100% for previous commitment to HOA – APPROVED
- Other communities seem to get plowed 1st, need to see what we can do to get city action
 - o John has called previously
 - o *Suggestion from John to have more people call*
 - *Email blast from Secretary with phone number provided*
 - *John Meiners (VP) to plan communication and share with group*
- Welcome Committee
 - o What is the best way to welcome new neighbors?
 - o If packet created; Brian can pass out
 - o Interested people to head up:
 - Lindsay Waltman – momofmany96@hotmail.com
 - Char Goebel – char.goebel2947@gmail.com

Contacts for ongoing Volunteers for projects as needed:

- Seneca Spieth – senecaspieth@yahoo.com
- Rebecca Muller - Muller.re@att.net

Motion to end meeting - APPROVED

Heartfelt thanks from John for all the work people have done!