

Legacy Wood HOA Subdivision Annual Meeting

February 26th 2017

Lee's Summit Medical Center Arbor Room

Meeting called to order at 7pm by President Don Knotts

All HOA Board Members were present, making 40 households in attendance.

1. Discussion of HOA financial status.

Current Budget handout was provided to all in attendance. The past year's expenditures were explained and how this year's (2017) budget was established. The HOA had reserves totally \$69,088 as of Dec, 31, 2016. The Board is projecting an additional "surplus" of approximately \$19,343 (revenue over expenditures) for this calendar year. It was explained that for funding of future projects, the Board recommends maintaining a reserve of \$40,000, therefore, the HOA could spend approximately (\$69,088 - \$40,000) which equals \$29,088 plus the projected reserves of \$19,343 which totals \$48,431 this year towards one of the projects listed below. And approximately \$20,000 more in 2018.

2. Discussion and Vote of New Projects (4 handouts were given with the look of each project that has been proposed and sent out with the HOA dues on Jan 6th, 2017.)

A. **Pavilion:** Expanding the pool area and adding a covered pavilion 24ft x 28ft structure at the northwest corner, will have lights and fans, consisting of cedar and a 30yr composition roof. Projected cost \$50,000-\$60,000

Questions raised: Does this include grills and furniture? Furniture yes but no grills. Pavilion can be used for social events and expanded to possibly taking reservations, will be covered structure for rain and can create a space to have events at different times of the year. Will this be inside or outside of the fence? A gate will be permanently open during the pool season and shut when pool season is over. Was the pavilion ever voted on? No however it has been discussed in several past HOA meetings. Therefore, we are probably further along with this project than others as drawing have been rendered by a contractor.

B. **Playground Area:** Would be located South of the Pool area, cost was originally thought to be around \$40,000 but that did not include the surface which could be as much as another \$20,000, would be like the playground at First Baptist Church.

C. **Expansion of the Pool Deck:** South end of the pool area will require moving the fence, add concrete pad to eventually allow more pool furniture, and add shade sails for more shade for the residents, which will remain up during pool season. Projected cost \$10,000-\$15,000. (Has been updated to be approximately \$20,000 to \$25,000)

D. **Beautification of the Blackwell Commons Area:** Corner of Blackwell and Legacy Wood to make a more attractive entrance to our Neighborhood. Consisting of 3-5ft tall berm approximately 120-150ft long. Irrigation will also be added. Projected cost \$14,000-

\$20,000.

Questions Raised: What about the grade of the dirt on Blackwell, will it be fixed? Yes. Can we take in to account the closest homeowner and not to build it up too high for safety reasons? Yes, we would talk to the homeowner for ideas as well.

Vote: One vote per household (40 in attendance plus 2 Proxy votes via email) counted by Both VP and Secretary

Pavilion 14 +1 = 15

Playground 2

Pool Deck 14 +1 =15

Beautification of Commons 4

Tie between Pavilion and the Pool Deck, there was a motion on the floor to start on both the expansion of the pool deck and the floor part of the pavilion, and to see if there was a possible price adjustment or percentage off if we did both projects at the same time. We have approx. \$45,000 - \$50,000 to spend this year and \$20,00 next so we could possibly allocate the funds for both projects and start on the concrete this year and finishing the pavilion part by Spring of 2018.

Zach Hagen proposed a subcommittee for pool deck expansion and the pavilion and was seconded by Brian Wood so motion carried to form a Subcommittee, see Don at the end of the meeting or email him if interested in being on this committee.

The Board will periodically send out updates on these projects.

3. Election of Board Members: All Terms are now 2 years

Up for Election this term is:

Social Chair 1

Social Chair 2

Vice President

Landscape/Common Area

Kayla Page and Laurie Martin were voted on to become the next Social Chairs. No new names were given for other positions so they will remain the same. Motion Carries for the 2 new Social Chairs and VP and Landscape. Congrats

4. Trash Situation: Town and Country (T&C) was only charging us for 139 residents, Don has finally gotten that changed to our current homeowner number with no back charge for what they did not charge for in the past. We now have a contact name at T&C and seem to be getting better service, and can get more cans. We did get a current quote from Deffenbaugh but T&C ended up more cost effective. Checked in to getting yard waste pick up in the off months but was unable to get.

5. **Website Changes:** Shawn is currently working on a new HOA website (Legacywood.org) away from the realtor site we are currently using. Hoping to have a newsletter, current events, financial status, project status, plus a whole lot more and can be updated more often by more people. Projected Cost will be approx. \$300 a year and covers everything. Hoping to use it for all communications as we can possibly use it for texts and emails along with the FB page. Should be up and running by Mid-Summer, suggestions for the site should be emailed to Technology (Shawn) or President (Don)

6. **Updates on 5th, 6th and 7th Phases of the Neighborhood:** From Brian Wood, there are only 6 houses for sale in the 5th phase and are almost all built. 6th phase is taking a bit longer and hoping for 100% completion by June, will consist of 46 lots. 7th phase will consist of 33 lots so a total of 79 new lots in the phases still to come. Homes should range in the \$350's to \$500 range. Currently, we have 199 lots and 192 homeowners.

7. **Other:** A sign with the pool address will be added at the pool for emergencies and considering a landline phone.
The pool deck needs to be resealed and maintenance needs to be done.
Big Props to Mark Wood for all he does for the community
Thanks to Brian Wood for hosting the HOA website on his Realtor website

8. **Closing Comments:** A big Thank you to both Keili and Rachel for all the time and dedication they put in to the Social Committee for the past 2 years and a gift card was presented to them for their hard work.

Meeting was adjourned by President Don Knotts at approx. 8:47pm.