

Legacy Wood Property Owners Association Annual Meeting

February 18th, 2018 at 7pm

Lee's Summit Medical Center Arbor Room

27 households in attendance

1. Opening Statements by President Don Knotts - brought to order at 7pm.
 - Successful year, Pool was only closed 1½ days. This was due to our contractor (Metro Pool) notifying us the day before the pool was scheduled to open that he did not have the manpower to fulfill his contract with us. However, we were able to find another contractor that agreed to take over the essential tasks at a cost plus agreement.
 - Debra Castle, Many thanks to Debra for her cleaning the pool area. HOA gave her a Gift Card for donating her time cleaning and helping with pool needs. The cleaning is incorporated into the new contract with the pool company during the 2018 pool season.
 - Bylaws have been completed and signed with the HOA Board Dues waved language incorporated. The Bylaws will be put on the Legacy Wood website. (The Declaration of Restrictions are already on the website.) Several articles of the Bylaws are taken from the Declaration of Restrictions so the Board must be careful when modifying the Bylaws.
 - Insurance, we have 2 issues to work on; additional insurance to protect the HOA in the case of one of our contractor's certification of Liability policy becomes invalid or is not adequate. Also, we are not protected if one of our volunteers becomes injured while "working" for the HOA. The volunteers should hold off performing any work until that can be worked out. We will investigate obtaining a waver form to be signed by the volunteers.
 - We finished about 10% over budget mainly due to the pool issued as previously discussed and several (broken trees, etc.) unplanned for issues on landscaping.

2. Financial Status/Reserves

-Refer to the Financial Summary sheet that was handled out. Minor update - Total revenues for the 2017 fiscal year was \$94,110. The HOA finished 2017 with cash reserves of \$83,032. This will decrease significantly due to the payment of approximately \$54,800 for the Pavilion and accessories this year.

- Reserves - A Board member had previously questioned the planned reserve figure of \$40,000 (approximately 50% of our expenses.) There are several ways of estimating the amount of HOA reserves; performing a 5-year financial study, reviewing items that may need major repairs, or obtaining information / advice from other HOA's. We have done all of these. For an example, the Paddock HOA maintains in excess of 100% of their expenses in reserve. Several years ago, they had a major structural issue with their pool that cost over \$75,000. It was noted that we have vertical cracks on the south wall of our pool, that have been "patched", but will need to be closely monitored. Insurance does not cover "earth movement" issues.

3. Pavilion Update/Options/Reservations

-The pavilion is about 95% complete. Staining, lights and fans are the major items remaining.

-Pavilion Reservations – It was agreed that the Pavilion will not be able to be reserved. The reservation will be only for the Pergola area, the reservation document will be updated stating that the reservation is for pergola area only.

- Presently, there are no plans for modifications to the pavilion to allow access when the pool is closed. Insurance issues, and additional costs, gate, separate entry way, etc. are the major issues.

-2nd phase of the pool deck will be completed when money is available (This project has already been voted on and approved during the HOA Annual meeting Feb 2017)

4. Langsford Fence

- A lengthy discussion took place regarding if the HOA should take any responsibility for the fence on Langsford. It was pointed out that the land the fence that is on, belongs to either the home owners or the City of Lee's Summit. Brian Woods stated that the fence was on the property line. Also, the fence was discussed in the annual meetings in 2014 and 2015 and was decided that the HOA was not going to take any responsibility for the fence. However, another vote was taken and again decided (12 votes to 7 votes) that the HOA was not going to take any responsibility for this fence. (The HOA President nor the board did not influence the result of the vote).

5. General Discussion of Future Projects

-It was stated that the first future project (when funds become available) should be the south expansion of the pool deck since it was approved during the 2017 annual meeting.

6. Elections of New Board Members (President, Treasurer, Secretary, Technology)

-All but President have agreed to continue, no other members from the floor were nominated so all stand to keep their positions for 2 more years.

-President Position- Seneca Speith was nominated, it was a unanimous vote to elect Seneca as the new President of the HOA.

-It was also brought up that we need to fill the vacant spot that we have for the social committee, no person at the meeting volunteered, so we will post on the FB page. A suggestion by the floor was made to make this new social position a 2 year term, so that it staggers the Social Committee Chairs to be staggered in nominations. Voted on and approved.

The remaining length of terms are: President (2 years); Treasurer (2 years); Secretary (2 years; new Social person (2 years); Technology position (2 years). All other positions have 1 year remaining.

7. Update on the 5th, 6th, and 7th phases

-5th Phase is all sold except for one house

-6th Phase 46 lots with 44 sold so far, 9 Homeowners are already under contract and should move in this year, with 15/16 by the end of the year.

-7th Phase 33 lots total, will have to redirect the creek and a bigger bridge to be built.

-80 new homes total with the 2 new phases

8. Website/Communication

-We are continuing to move over to the new website of www.Legacywood.org

9. Landscape

-Brenda will get a cost to see about trimming up the big tree by the pool corner that is dropping leaves and misc. into the pool area. Concerns were noted as to the HOA's responsibility regarding the storm water run off area and the new common areas associated with the 6th and 7th phases.

10. Pool

-Surveillance Dawn to Dusk lights have been installed, also we have 4 Cameras and DVR with a password protected system remotely monitored by Rogers (Vice President). Rogers is the only one that has remote viewing capability of the cameras.

-Question was brought up asking if we need more cameras for the pavilion? Was voted on and approved by the Households in attendance that yes, we do need more and its already in the budget to get more. (Mark Wood to discuss with Rogers the possibilities and possible movement of the existing cameras)

11. Social

-An idea was brought up and discussed if we need to start charging for extra for nonresidents in attendance if food is involved. It was decided not to charge extra for non-residents; just be respectful of how many people you bring to the events.

-Does the HOA purchase alcohol for the events? Answer is No

12. Trash

-Since the wind always seems to blow on trash days, please be respectful and pick up errand trash.

13. Bylaws/Insurance

-New Bylaws have been approved and signed by the President and Secretary.

14. Questions/Closing Comments

-Does the Wood Family pay dues? Yes

-Garage Sale signs. They cannot be blocking the view of the road or on the city right of way.

-Please watch your speed in all areas but especially around the pool.

-Don will check with the City regarding either additional speed limit signs or caution signs around the pool.

-Don & Seneca will take the initiative to resolve the insurance issues.

- Don to check on the feasibility of expanding the pool parking lot.

Meeting Adjourned