

## **Stonegate Homes Association 2014 Annual Board Meeting Minutes**

**Date:** 01/28/14

**Time:** 7:06 p.m.

**Attendees:** Mark Matousek (President), Ryan Van Nice (Secretary), Mike and Judy Robben (Grounds/Maintenance)

**Guests:** Dave and Jackie Zickel, Jim Brann and Linda Steele, Karen Becker, Amy Van Nice, Linda Redford, Susie Roback, Ashley Goeken, Elizabeth Cotter, Joe and Kim Kauth, Rick and Karen Nelson, John and Melissa Keller, Victoria Gibson, Joe Belek, Steve Meinzen, Brian Chon, and Jin Cao (18 total homes represented).

### **Welcome**

Mark Matousek opened the meeting and introduced the board.

### **2013 Year in Review**

**Landscape Contractor Change** – In February, the board elected to accept a bid for landscaping from LandWorks, ending our relationship with Signature. This has proven to be a welcome change, as LandWorks has done very good work and is easy to work with.

**Irrigation control** – Following the intense heat of summer 2012 (and the resulting water bill), the board elected to update the controls for the irrigation system to up-to-date technology that allows much more accurate control of where and how much water gets used. The system senses ambient weather and rainfall information, which it uses to adjust water output accordingly. This saves water on rainy days, and uses more water during dry spells.

**Monument Removal** – The monument separating Stonegate from Bridgestone on 132<sup>nd</sup> Street was in poor repair. After several bids and an agreement with monument co-owner Bridgestone, the monument was removed and resulting defect was covered with sod. The homeowner adjacent to the monument appreciates the new look. The cost of removal and resodding was shared equally with the co-owning subdivision.

**Social Activities** – Three cul-de-sac get-togethers took place in Stonegate in 2013, utilizing only \$150 of the available \$500 allocated for social activities. One of these parties was hosted by the Kauth family, while the other two hosted by the Cotter family. Attendees report the parties being a very good time, especially for neighborhood children. The board encourages continuing and expanding the progress started in 2013.

**Board Meeting Frequency** – As more and more board business is conducted via email, meetings became less necessary. Starting in 2013 meetings were only held quarterly (March, June, September, and December) as opposed to monthly. This schedule worked well and will continue into the future.

**Website** – The old website, [www.stonegateonthepark.com](http://www.stonegateonthepark.com), was allowed to go dark due to outdated costs. The website hosting company was charging approximately \$225 a year, which was appropriate when the website was originally constructed. However, hosting costs have dropped precipitously over the last several years. The board elected to allow the previous website to go dark and open a new website, [www.stonegate-ha.com](http://www.stonegate-ha.com). The new website will be the responsibility of the new Vice President.

### **New Business**

**Budget** – The 2013 budget was reviewed, showing a \$2852.72 surplus, mostly due to overestimated water costs likely caused by the mild summer and more efficient irrigation controls. The 2014 budget was proposed with nearly no change from 2013 (\$40 was moved from ‘taxes’ to ‘power’ (electrical). The budget was approved by a voice vote. The board reserves the right to edit budget amounts to accommodate unforeseen challenges or opportunities. Dues will not change and will continue to be \$324.

Street Trees - Karen Becker raised the issue of the declining health and appearance of neighborhood trees located directly adjacent to the street (hereafter referred to as 'street trees'). These trees were planted in the beginning of the neighborhood by the developer and are uniform throughout the neighborhood. Several street trees are now missing, dead, dying, or misshapen. Karen provided pictorial examples.

Karen secured a bid from Danny's Tree Service to trim all the street trees in the neighborhood for \$40 per tree (approximately \$4000 total). Extensive discussion commenced, focusing on:

- need for tree trimming,
- maximizing neighborhood appearance and property values,
- replanting dead or dying trees in lieu of trimming healthy ones,
- issues regarding legality or appropriateness of forcing homeowners to allow trimming of their trees,
- necessary budgetary surplus levels,
- effectiveness of the expense in truly increasing appearance or property values, and
- whether proposal solves the problem.

After much discussion, a motion was carried to empower to board to spend up to \$5,000 on the tree issue. The board will meet with Danny's Tree Service and any other similar companies about bids in the near future and will look into the by-laws to determine legal feasibility of the proposal.

Vice President Responsibilities – With a new website to construct comes new responsibilities for the Vice President. The position previously only included meeting new residents and being acting president in meetings. The position will continue to perform these tasks, and will simply add website building and maintenance.

Parking – Overland Park street parking codes allow for vehicles to park on the curb, unmoved, for a maximum of 48 hours. There are several cars that likely do not follow this code, especially on 132<sup>nd</sup> Street. Overland Park Police has been informed of this issue.

KC Trends Motorsports – The nearby car business KC Trends has been hosting events at their location just south of the neighborhood, directly north of Blue Moose. The last of these events was held on Friday, January 24. These events include very loud car engines and stereos that physically vibrate a number of houses and can be heard throughout the subdivision. Mark Matousek has contacted KC Trends and the police regarding the issue. Several other neighbors also complained to police. The board will be monitoring their website for future events and will attempt to inform police before the events, hopefully to ensure more effective deterrence. Joe Kauth, who owns one of the homes nearest KC Trends, has contacted police in the past and reports that contacting his Overland Park city councilman has proven more effective. The board will consider drafting a letter to our councilmembers and encourages residents to contact them or the police in the event of future disturbances from KC Trends.

Overland Park Ward 4 Councilmembers

Terry Goodman

Fred Spears

Email: [terry.goodman@opkansas.org](mailto:terry.goodman@opkansas.org)

Email: [fred.spears@opkansas.org](mailto:fred.spears@opkansas.org)

Phone: (913) 897-4142

Phone: (913) 681-0142

Directory – Several residents voiced their desire for an updated directory. A directory was maintained on the old website and will be recreated on the new website. Some residents requested a paper directory be distributed; a digital directory will be made available for personal printing.

### **Election of Officers**

The board positions of Vice President, Treasurer, and Ground/Maintenance officer are open. The Vice President position is open in the absence of Andrew Widman, who moved out of the neighborhood and resigned in 2013. The other two positions are open due to normal expiration of previous two-year terms. By voice vote, the following were elected to the board:

- Vice President – Joe Kauth
- Treasurer – Randy Cotter (re-elected)
- Grounds/Maintenance – Karen Becker

The board welcomes Joe Kauth and Karen Becker to the board and welcomes back Randy Cotter. We look forward to working with all of them.

The meeting is adjourned at 8:30 pm.