

Stonegate on the Park Homes Association 2019 Annual Board Meeting Minutes

Date: 01/22/2019

Time: 7:00 p.m.

Board: Rick Nelson (President), Joe Kauth (Vice President), Randy Cotter (Treasurer), Ryan Van Nice (Secretary), Mike and Judy Robben (Grounds/Maintenance)

Residents: Scott and Marissa Corbin, Jennifer Reidy, Linda Redford, Brenda Carrico, Heather MacKenzie, Dorene Shipley, Charlie and Kelsey Bernard, and Seth Goeken (thirteen total homes represented)

Welcome

Rick Nelson opened the meeting.

Official Business

Monuments/ Grounds Maintenance

Last year, \$5,000 was allocated for renovation of the Benson Street island. LDK Lawn Services was contracted for this, and has removed several dead trees and planted new plants (both in the island and the Antioch monument). Residents can look forward to seeing the new plants bloom this Spring.

It was noted that LDK has not provided invoices for any services yet, which has made our yearly budget look erroneously good.

Budget

The 2018 expenses were approximately \$10,000 less than expected; this is entirely due to lack of invoices from LDK for both island renovations and general landscaping services. Once LDK provides these invoices, payments will be made and the budget will be back in order.

One home has not paid dues for two years, and another home did not pay last year. Unfortunately, the only recourse available to the board is to require payment when ownership of the home is transferred to a new owner, otherwise we are rather toothless to force payment. Regardless, the association is in strong financial position and is not affected meaningfully.

The dues will remain unchanged at \$324.

Specific financial information will be included in any dissemination of these minutes.

Legal

Expenses were incurred for legal counsel in 2018 with regards to an AirBnB host. The resident in question was contacted by our attorney and the problem has been addressed.

We will be using this lawyer again to look into dues amendment in 2019.

Open discussion

Neighborhood businesses

Several residents brought up neighbors who were running businesses out of their homes. Some of the businesses included clients driving and parking in our neighborhood. It was agreed that the board should follow Overland Park by-laws regarding in-home businesses and not try to legislate anything stricter. The board may speak to our attorney about this.

Communication

Rick Nelson recommended we create a Facebook page to facilitate better communication between the board and the residents, as emails are commonly overlooked. This was met mostly with approval, but with some recommendations of NextDoor as a possible conduit in lieu of Facebook. The board will look into both options.

In addition, Rick and Joe Kauth will build a permanent sign for the Benson Street island, using dry-erase board material. Hopefully this is help aid communication.

Yard Waste

The details of yard waste disposal were discussed. There was a discrepancy between previous contracts and the current contract with respect to the end date, which caused dozens of residents to have yard waste not get picked up in a timely manner. Going forward, it will be known that the yard waste season is from April 1 to December 1, unless changed in any new contracts.

Common Areas

A resident commented that the board should look into seeding the common areas along 133rd Street. Rick Nelson agreed, and specified that west of Benson was especially bad. There were issues with our sprinkler system last year, but those have been addressed. Another resident commented that we should have the common areas trimmed and otherwise looked after a little more closely. Technically, the common areas under discussion are the responsibility of the City of Overland Park, but we can add that into any future landscaping contracts if desired. The board will look into costs and feasibility of seeding and trimming said areas.

Judy Robben brought up some electrical issues with the monuments she noticed when trying to install Christmas lights this season. Rick has already spoken with an electrician and will have that fixed.

Joe Kauth mentioned that the monuments are falling into disrepair. They are not an emergent problem yet, but a few more years of neglect may have huge financial consequences. To address this, an appropriation of \$5,000 was approved by voice vote to renovate the monuments.

Management service

A resident brought up the idea of hiring an HOA management service. Such a service would take over many of the board duties and perhaps provide solutions to some of our problems. However, these services are very expensive and the general feeling was that as long as people were willing to step up and fulfill the board positions/duties, we should avoid the high cost of a management service.

By-laws amendments

A resident voiced opposition to any amendment allowing sheds. He saw pieces of a pre-fabricated shed delivered to another resident. He has never actually seen the completed structure in that resident's yard, but remains opposed to them due to their unsightliness. The attendees were split, with support being given to both sides of the argument. Additional potential by-law changes were discussed, as follows:

- Disallowing of renters, especially AirBnB-type arrangements
- Allowing solar panels
- Altering the frequency with which by-laws may be amended
- Clarifying language regarding late fees and penalties

The board will meet with our attorney to discuss by-law amendment options, and will report back to the residents by March 1.

Directory

The Secretary will work to update and make available to all residents a neighborhood directory in the near future.

Election of Board Members

The positions of both President and Secretary are up for election, having finished two-year terms. By voice vote, the following were elected:

- President – Rick Nelson
- Secretary – Linda Redford

Rick Nelson is re-elected, and Linda Redford is welcomed to the board. She will surely do a great job.

Good News

As HOA meetings are usually an airing of grievances, Joe Kauth wisely reminded the attendees of a victory won through the efforts of board members and residents alike. In the past, KC Trends had been hosting “Fast Friday” events where dangerous and disruptive behaviors would take place on our southwestern border. Through diligently working with the city council and law enforcement, the distasteful behavior has halted. Thanks to all those involved!

The meeting was adjourned at 8:29.