

Birchwood Hills Homes Association HOA Meeting

General Information

Date: 2/28/2023

Time: 7:00 PM

Next Meeting Date/Time: 3/28/23 7:00 PM Location: Grace Point Baptist Church

Conducted by: Ryan Gritters

Recorded by: Anne Harrison

✓	Ryan Gritters – President 3825 Birchwood Drive (C 641-230-0244) ryangritters@yahoo.com		Bruce Gregg - Treasurer 10506 Askew Ave (H 816-763-6476) (C 816-213-5783) btgregg@earthlink.net
✓	Kedi Darby - Vice President 10419 Bales Ave (925-305-5449) kedidarby@gmail.com	✓	Anne Harrison 10537 Cleveland Ave (C479-530-8709) anneivan7@gmail.com
✓	Max Malldorf– Director 3412 Birchwood Drive malldorfmax@gmail.com	✓	Tim Faul – Director 10452 Indiana Ave (C 816-769-3825) TLFaul@yahoo.com
✓	Joe Berry – Director 3710 Birchwood Drive (C816-765-4474) askjcnw@gmail.com	✓	Judy Hanks - Director 10410 Monroe (225-963-3925) jhanks4265@aol.com
✓	Aretta Devine - Director 10507 Mersington (C702-419-6949) arettadevine@yahoo.com	✓	Alex Gulick – Director 3507 Birchwood Drive (816-824-3127) alex.dressman@gmail.com

Meeting Call to Order: 7:13 pm

Welcome – Ryan Gritters welcomed those in attendance, introducing Shane Martin, our newly hired security person, and explaining Bruce’s absence due to an auto accident, and that because of that, there would not be a financial report for this meeting.

President Report

Ryan opened the meeting and reported that several letters had been sent to homes violating the trailer/basketball hoops rules. Furthermore, Shane reported that he had spoken to a neighbor or two about their garage door being open (safety issue) on his rounds through the neighborhood. It had been recommended that Shane approach neighbors by “getting to know them”, rather than an authority-like figure. Kedi called the meeting to order, with Alex’s second, then passed out the minutes from the last board meeting (1/31/23). They were reviewed, and after a couple of minor

corrections, approved. Also, 10/25/22 that had been missed was reviewed. Ryan motioned that the October minutes be accepted, that both sets of minutes be approved and Kedi seconded the motion.

Treasurer's Report:

As Ryan had explained, Bruce had been in an accident, and was unable to attend the meeting, hence there was no financial report prepared, however, it was announced that one of the outstanding HOA balances, had been settled.

Security: Ryan allowed Shane to give a brief report, he had noted the basketball hoops that needed attention, and as stated before, a garage door or two that was addressed.

Business Discussed:

Block Ambassadors were next on the agenda. It was discussed that at the Annual Spring Meeting, sign up sheets would be offered for those who may want to volunteer to act as Block Ambassadors for their area. A map of the Birchwood Hills neighborhood would be sectioned into blocks to show each Ambassador's jurisdiction.

Goals would be to:

- *Build relationship and connection amongst neighbors.
- *Block Ambassadors would have defined assignments, and take the initiative to carry them out in a more 'social' way, than a 'business' one.
- *Advise anyone with concerns, to attend the monthly board meetings, that they'd have a brief opportunity to express concerns.

The subject of random questions coming into the Birchwood Hills website was brought up, briefly. Kedi volunteered to take responsibility to answer those.

The newsletter was brought to attention, as well. It was discussed and decided that a quarterly newsletter would help get further information out to residents. It would contain reminders of HOA policies, schedules of neighborhood events, and any other necessary announcements. Methods of delivery were decided. The first few publications would be mailed out, until Block Ambassadors are established, then further newsletters would be hand delivered in plastic bags via Block Ambassadors. Kedi offered to work on the newsletter, and mail it out.

The Annual Spring Meeting was next on the agenda. It was determined that guest speakers would be invited. Those considered were, the Mayor and/or Council persons, a panel of experts about the pros and cons of raising backyard chickens, our attorney, and the Monica Kearney, who is oversees traffic calming devices at the City. It was decided that the chicken proponents needed a voice, and that "come listen to the discussion about chickens" should be included in the first newsletter, that they need to be informed before the meeting. Ryan reminded us of the voting procedures, that one vote per household is allowed, that dues would need to be up-to-date in order to vote, and that voting can be done by proxy. To pass a 'chickens' alteration to the bylaws, there will need to be a 50% + 1 vote, margin, in other words, 160 votes would be needed. Also decided for the Spring Meeting, is that Block Ambassadors would be promoted, and encouraged to sign up.

In other business, fresh photos of homes with blooming trees, etc, are needed for the Birchwood Hills sites. Anne stated that she would be the amateur photographer for that project.

The neighbor with the trailer, that doesn't meet standards, was brought up by Tim Faul, as they had received the correction letter, but he (Tim) was unaware of its content and felt he had no answer for them. He asked if it were possible for board members to see the correction letters before they are sent, so the members would know what had been sent out. It was decided that it would not be reasonable to do that for every situation, but that Ryan could send a sample correction letter to the board to give the general idea.

Joe brought up ordinance MO 442.404(3) and the subject of solar panel placement and that an HOA covenant's are limited in their response to solar panels, having reasonable rules of solar panel placements.

Joe Berry motioned to adjourn the meeting with Alex providing the second.
Meeting adjourned at 8:36pm