

Birchwood Hills Homes Association HOA Meeting

General Information

Date: 4/18/2023

Time: 7:00 PM

Next Meeting Date/Time: 5/23/23 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: 7:07 pm

Welcome – Ryan Gritters welcomed those in attendance to the town hall style meeting.

President's Report

Ryan opened the meeting with a few quick announcements. He and Kedi explained the Phone Tree and 'text to 22300' to join, and Ryan explained the implementation of Block Ambassadors, for better communication and possibly hosting/organizing block events. The rules about storing trailers was addressed briefly, as well as the Fall Picnic and Nov 18th Annual Meeting voting procedure. Also, Shane Martin was introduced to the neighbors.

Ryan then introduced guest speaker Rod Hoffman, Attorney. Rod explained how he's worked for HOA's for some time and that Birchwood HOA began in the 60's, that HOA's pay for

monuments, maintain curb appeal and neighbor satisfaction. His job is to notify neighbors of violations, stating that many HOA's in the nation share the same general guidelines. In ours, he noted that different size lots determine the voting rights. If a document needs to be changed, we'd need that notarized with signatures in a town hall meeting and that we'd need 51% front footage to strike or add to the By-Laws.

Neighborhood Report: The floor was then opened for questions for Rod.

*Can 'safety' be added to the By-Laws, and we ask that the poultry option be re-considered. Rod answered, with the 51% rule, you're able to strike or add to the By-Laws.

*Ryan asked him to expound on the pros and cons of having chickens. Rod answered, ask your neighbors how it has worked out for them, then continued by stating that Jefferson City has a bill prohibiting the banning of chickens.

*How many HOA's do NOT allow chickens? 99.9% was his answer, that only 2 that he covers have enforced that law, however. Stated that he writes more letters about dogs.

*Solar panels were brought up, Rod mentioned the bill that prevents HOA's from banning installation. They cannot be prohibited.

*If you cannot enforce roof's colors, how can you enforce anything? Rod answered that we may not be able to enforce a take off, but can enforce future instances.

*Can the voting frontage rule be changed? Need to agree as a community to do that.

*Can residents who are "grandfathered in" not be forced to change? There's really no such thing as "grandfathered in" in this case.

*Can we keep sex offenders out of the neighborhood? That would be a tough job for board volunteers to keep up with, plus, there's nothing that can be done about those who are already living there. Just have to be careful.

Business Discussed:

After dismissing Rod, Ryan opened the floor to a conversation of opinions. Many opinions were discussed, including the Hepner's experience of having and maintaining chickens for 5 yrs before receiving the HOA letter. Another mentioned the aspect of chickens smelling, which was countered by the point that dogs and cats smell. "If my dog ate your chicken" argument was made as well, but was pointed out that that would apply to any animal situation. No roosters was agreed upon. It was questioned whether we could just restrict the number of chickens and the mess? Can't legislate people to keep clean was argued. If there's a mess, they'd get a letter was the reply. Tim Henry stated that he didn't move to Birchwood Hills to live next to chickens. The HOA is there to keep the neighborhood nice, if you begin striking laws, it opens the door to other rules being challenged. Kedi stated, we'd have to then regulate all the extra things, like fencing. Joe spoke on the process the lawyer outlined. Ryan transitioned by explaining the process of everyone being heard and how that would happen.

The subject of the car accident on 105th was brought up. Kedi explained the city's position, that "calming devices" or stop signs would not work in this case, in response to the question about solutions. Alex took note how the neighborhood came together at the incident, and commended the neighborhood. Joe asked if the city admitted that there was a speeding problem, and if so we should leverage that to ask the to do something about it. Also mentioned, that we as residents can ask the police to enforce the speed laws.

A question about the By-Laws was asked, if they'd been amended to accommodate the new solar panel law? Ryan answered that the HOA can only restrict placement, so there's no conflict there. He also added that as a realtor, he knows that solar panels do not add value to your home. Small group discussion followed.

Joe Berry motioned and Ryan seconded to adjourn the meeting.
Meeting adjourned at 8:40pm