

Birchwood Hills Homes Association HOA Meeting

General Information

Date: 1/31/2023

Time: 7:00 PM

Next Meeting Date/Time: 2/28/23 7:00 PM Location: Grace Point Baptist Church

Conducted by: Ryan Gritters

Recorded by: Anne Harrison

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| ✓ | 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 |
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Meeting Call to Order: 7:10 pm

Welcome – Ryan Gritters welcomed those in attendance and informed them that the meeting would be a change from past meetings, as there would be no guest speakers at the monthly meetings.

President Report

Ryan opened the meeting of the newly elected board, allowing for a time of getting to know each other through introduction, stating how long we had been residents of Birchwood Hills and telling a fun fact about ourselves. Ryan informed the new board that in this transition phase, Tim Henry, the former President, would be sitting in as an advisor for the next year, without voting rights, as ascribed by the Bylaws.

He then addressed the question, “What does the board do?” clarifying that the board has a fiduciary duty to follow and uphold the Bylaws and Restrictions, maintain common areas, and provide community, also explaining “Robert’s Rules” of motioning and seconding, providing groups with a structure to get their jobs done. Ryan answered a common question that if the board does not enforce the restrictions on ALL homeowners that are in violation, can the board enforce the restrictions at all? “Yes. If you speed does that mean a police officer can no longer enforce the speed limit? No. We cannot catch everyone.”

He touched on snow removal costs--\$150/every 2 inches that fall/hour. And stated that the board will initiate snow removal at 3 inches or more of snow. Thus far, the city has been really good about snow remove in our neighborhood. Ryan touched on the chicken issue that transpired a few months earlier, with no change to the bylaws.

Kedi then passed out the minutes from the last board meeting, and the Annual Board Meeting. They were reviewed. Max motioned that the Annual Board Meeting minutes be accepted, and Joe seconded. Ryan moved that both sets of minutes be approved and Bruce seconded the motion.

Treasurer’s Report:

Bruce handed out the Treasurer’s report, and reviewed some of the bigger line items on the financials—near \$1900 for the picnic, \$3700 for security. The HOA collects about \$24k/year. There are currently 23 delinquent accounts totaling \$34+k. Bruce informed boardmembers that liens have been placed on the 7 larger amounts owed and that letters will be or have been sent to these residents. There was brief discussion about a check Ryan would be sending forth, a \$24 flag that Bruce purchased, and a decision made that Bruce and Joe would be hanging that flag soon. Also discussed briefly and decided, was that the Martin City paper would be continued as it has been. The discussion turned to a mutual decision that a 10th Yard Waste pick up (in Dec) would be added to the existing 9 pick-ups.

It was later decided that the statistic for the Security amount would be adjusted to accommodate the new Security person, to accommodate a 4hr a week shift, after Max accessed that the budget would not allow that amount.

Security: Ryan continued with the efforts the board is making to address speeding in the neighborhood and security, and stated that because of changes made in the city Police Dept policy, that having extra patrol would not be possible, due to lack of man-power. A Security officer must be hired. It was motioned by Joe and seconded by Bruce and Tim, that Shane Martin (non official/resident/temp position) would be hired (for \$35 an hr) to patrol the neighborhood. He was to start the next week. The motion passed.

Business Discussed:

The subject was then brought up about the board’s stance on Social Media. It was reiterated that there is an official Homeowners Facebook page designated for sharing recommendations, questions, and courteous neighborly responses, and that all posts would be approved or denied by the site’s Admins, Ryan and Alex. It was discussed and decided that no business solicitations would be allowed from now on, due to the number of solicitations that had been posted recently. Board members were instructed of their responsibility to use wisdom on all Birchwood sites and to only post events on the official BH site. Also, to advise anyone with any disagreements to attend the monthly board meeting, that they’d have a brief opportunity to express that.

A vendor list for Birchwood residents was also discussed and it was determined that it should wait, as Kedi had brought a question of legal responsibility. Ryan stated that he would look into that.

The Board then turned to setting dates for the 2023 year's event calendar, and are as follows:

April 18th - Annual Spring Meeting (including guest speakers)

October 7th - Annual Picnic

November 4th - Annual Fall Meeting (election focused)

Monthly Board Meetings will be on the 4th Tuesday of each month.

The magnets will now be made since the dates are set.

Security was discussed next as outlined above.

Next on the agenda was Neighborhood Communication-the Phone Tree. Homeowners are to provide Ryan or Kedi with their information, to get on the list. The possibility of texting was proposed. It was stated that out of 318 homeowners, there are only 100+ on the list, currently.

Ryan again mentioned that many of the monuments in the neighborhood are in need of repair, but that that would be for later discussion.

Tim addressed the issue of graffiti/trash/vagrancy on and around the wall surrounding the neighborhood at the Grandview Rd. Bridge. There is a current debated between the City and the DOT as to who is responsible for that area. Tim said he would call #311, or even try to paint over the graffiti himself. Judy also mentioned the option to power wash it off. No decision was finalized.

It was determined that the subject of Block Ambassadors would be discussed in future meetings.

Joe Berry motioned to adjourn the meeting with Judy providing the second.

Meeting adjourned at 8:32pm