

The Oaks Homes Association

Annual Meeting

March 3, 2012

Board Members present: Kevin Corlew, Chairman, Mark Lopez, President, Robert Bee, Secretary, Janet McKinney, Treasurer and Rod Baum.

Homeowners present in addition to the board members: Brown, Burgon, Cornelius, Courtway, Gottstein, Himmelberg, McFarland, Nyquist, Patterson, Phillips, Richmeier, Saragusa, Schmidt, Stitt, Vial and Whitney. A quorum was present by 9:25 .m.

The meeting opened at 9: 10 a.m. with chairman, Kevin Corlew presiding.

Gladstone Mayor: Kevin introduced the mayor of Gladstone, Barry McCullough. He explained that the Mayor is elected by the City Council from its membership. The term is for one year. Council member terms are three years and both his term as mayor and council member expire in April. He is married with three daughters. He runs an insurance agency. The mayoral position is largely volunteer. Projects the city is working on include the revitalization of Gladstone Square near city hall. Projects near the Oaks include replacing a section of Old Pike north of 53rd St. and clean up and replace the gutters from Home Depot to about 53rd St. Safety projects underway under the leadership of Elaine Cross include community safety at apartment complexes. She has been able to get apartment managers to agree to a “2nd strike and your out” policy which has reduced crime. Proposed construction projects include a 200 to 250 seat amphitheatre behind City Hall. Homeowners appreciated the city making the Home Depot stop light a flashing signal. A question was asked about sewer taxes. Gladstone does not have the land or resources to build its own sewer treatment facility; so contracts with Kansas City. Kansas City is under an EPA mandate to upgrade its facilities; thus, the increase in costs. Gladstone is currently working with Liberty on a sewer district to see if there would be a feasible project that might reduce homeowner charges. Any plan would take several years to complete.

Review of 2011: Dumpster Days went well and were appreciated by the homeowners. The picnic was held at the Old Pike Country Club with discount swimming as an option. Unfortunately, it was about the hottest day of the year, but the setting and fellowship were good. Our thanks to Dennis Dewitt, a homeowner and board member of Old Pike Country Club for making the arrangements. Maintenance of the front entrance on 51st St. required removing a dead tree, repairing the sign after vandalism, upgrading the lighting, adjusting the water settings and replacing some sprinkler heads.

Home Improvement Committee (old Architectural Control Committee). The committee was reformed this past year with one board member serving six months on a rotating basis, Mike Reinsch and Barb Ely volunteered to help. Barb resigned recently because of time constraints. Kevin asked for volunteers. Unfortunately, no one volunteered. (After the meeting, Nic Cornelius agreed to help.)

Commercial Vehicles Eleven formal letters were sent and 12 contacts were made. In each case there was a resolution. There are two homeowners who were grandfathered in 2005 when the

commercial vehicle policy was refined. Currently there are two cases pending. The procedure is to send a notice reminding the homeowner of the policy and asking for compliance within the next month. At the end of that time, if there is no resolution, another letter is sent indicating that a fine of \$100 to 150 will be levied against the homeowner if the vehicle is still out of compliance. The fines can go up to \$500 and can be repeated if there is not compliance. If fined and the fine is not paid, a lien will be placed on the property.

Election Two terms expire this year and there is one vacancy due to resignation of an unexpired term. Janice Patterson who has been secretary and treasurer for many years had to resign last fall due to family responsibilities. Kevin expressed our appreciation for her many years of service and she received a round of applause from the members. The Board filled the vacancy with Janet McKinney who has also agreed to be the treasurer at the February 7, 2012 board meeting. The by-laws stipulate that the Board fills positions only to the next annual meeting. Janet McKinney was nominated to fill the one-year unexpired term of Janice Patterson. Stuart Nyquist moved and Mike Himmelberg seconded that Janet McKinney be elected to the board. Motion carried. The terms of Robert Bee and Rodney Baum expire at this meeting. Bob has agreed to stand for reelection. Kevin asked for other nominations. None were offered. Mark Lopez moved and Karen Schmidt seconded that Robert Bee be elected to a two-year term. Motion carried. The Board will fill the other position.

Yard of the Month There was some discussion about having three people handle this activity and some discussion about the guidelines. No action was taken.

Dumpster Day April 14, 2012 9 a.m. to 1 p.m. Karen Schmidt and Beth Phillips volunteered to help with one 11 to 1 p.m. shift. Other volunteers are needed. There will be two sites and two shifts each (9-11 or 11 to 1).

Hazardous Waste Disposal Mayor McCullough will let us know when the Gladstone event is to be held.

Garage Sale Amy Vial agreed to spearhead this year's garage sale and Karen Schmidt will help.

Minutes from 2011 Annual Meeting A motion to accept the minutes from the 2011 Annual Meeting of the Oaks Homes Association was made by Larry Patterson and seconded by Stuart Nyquist. Motion carried.

Budget for 2012 A question was raised on the item, "mowing vacant property". It was explained that this was the vacant property at 615 Gould which has been vacant since 2007. The Homes Association mows the lawn and adds the amount to the lien placed on the home. Evidently the water was not drained from the pipes in the winter and they burst which then contributed to the mold in the home. Mayor McCullough offered to send an inspector over to determine whether or not the home should be condemned. After discussion on a few others items, a motion to accept the 2012 budget was made by Sue Brown and seconded by Stuart Nyquist. Motion carried.

Rental Provisions Kevin did some research into what other homes associations' policies were concerning renting. He stated that there were generally three approaches: (1) Allow a certain percentage of the total number of homes to be rented. When that percentage is reached, there would be a waiting list. (2) Prohibit renting. Current homeowners would be grandfathered. (3) A person must own the home for at least one year before it could be rented. This would discourage those who buy homes for investment purposes.

One argument for renting is that it is better to have the property occupied than to stand vacant for a long period of time. An argument against renting is that generally renters do not keep up the yard, that there is often oil on the driveway and that the exterior often needs painting or repair. One property owner who is a contractor purchased an Oaks home in a property exchange and has made significant upgrades to the home in order to maintain its value. He has a potential buyer for the home.

Kevin asked if the members wanted to continue the discussion. There was a consensus that we should. He suggested that there would probably be one more meeting for discussion and then a meeting for a vote. Both might be specially called meetings.

Adjournment At 11 a.m., Kevin called for adjournment. Mark Lopez moved and Stuart Nyquist seconded that we adjourn the meeting. Motion carried.

Respectfully submitted,

Robert Bee, Secretary
The Oaks Homes Association