

*The Oaks Homes Association*

Annual Meeting

March 2, 2013

The meeting was called to order by the chairman at 9:05 a.m. in the clubhouse at Old Pike Country Club. We are grateful to the organization for letting us use their facility.

**Board Members present** were Kevin Corlew, Chairman; Robert Bee, Secretary; Janet McKinney, Treasurer and Lisa Branch.

**Voting homeowners present** were Bagley, Bee, Boman, Branch, Ray Chirpurch, Cone, Corlew, Cornelius, Courtway, Davis, DeWitt, Ellis, Gottstein, Himmelberg, Shamin Khan, Kincaid, McKinney, Nyquist, Patterson, Phillips, Ragone, Richmeier, Saragusa, Schaefer, Schmidt, Stitt, Vial, Wainright, Yarber and Zeller. With 30 voting members present, a quorum was declared. The total amount of people present was 42.

**Carol Suter, Mayor of Gladstone** Kevin introduced Carol Suter who then gave us an update on the City of Gladstone.

In good shape economically. Has a 20% cash reserve. The city has a lean staff, but has been able to add some staff. Construction is up. The sales tax collection receipts have increased and the city is back to the 2008 level.

Advancements in technology: Council meetings are now streamed live via the Internet. The website has been updated. One can register on line for community events.

The 2010 Public Safety Bond results: police radios updated, added six officers, dedicated one officer for the community and he works with apartment complexes.

Road construction: Rebuilt 76<sup>th</sup> St. near Maple Park Reserve. Working on 69<sup>th</sup> St. now. Pleasant Valley Road is being redesigned.

The city takes pride in its snow removal.

Replacement of manual read water meters with electronic.

Community Development: code enforcement is strengthened. Some properties are being demolished. Code and safety issues are being enforced at apartment complexes. Forming neighborhood associations at apartment complexes.

Downtown city center: Linden Square. New ice rink with artificial ice. Becomes an amphitheatre during the non-winter months. Free live concerts weekly beginning in April. The Adkins-Johnson Farm is now a museum with a curator. It will also have outdoor entertainment and fairs.

Kansas City developments: The new Antioch Center will have a pads for five sites some of which could be restaurants.. Fifty-third Street will cut through the property. Metro North is being re-built. It will continue to be an interior mall. Macy's is building a large new store. The mall will also have a movie complex. Hopes to be ready by 2015.

**Ed Ford, 2<sup>nd</sup> District at Large Kansas City Councilman** He has been serving since 1995.

North Oak is now four lanes to 111<sup>th</sup> St.

For snow removal issues, call 311.

Metro North is owned by local folks; however, the section once occupied by Dillard's was not owned by them and that owner did not want to sell. After a 2-year court battle, that issue has been resolved.

Airport: Terminal A will be closed. The feasibility study to build a new single terminal is proceeding. Air transportation has changed since the original construction. There are fewer direct flights and so there are more passengers changing planes. More amenities are needed. Some savings will be realized with fewer screeners.

New Police Station. The "bumblebee" (Barry Rd and 169) will be replaced and will be in the same neighborhood.

The Maxx Bus route will go on North Oak and up to Barry Road. There will be curb cutouts for bus stops.

April 2<sup>nd</sup> city election:

Renew the health levy. One sixth of Kansas Citians do not have health insurance. This is a safety net.

Improve the Englewood Road exit off of 169.

Remove infected Ash trees (Emerald Ash Borer). There are many in K.C.

Kansas City is experiencing more revenue from sales taxes. With the recent sales tax for parks and roads, they are able to spend three times more on street repair.

Mr. Ford publishes an electronic newsletter. To request a copy, contact him at [ed.ford@kcmo.org](mailto:ed.ford@kcmo.org)

Questions for our speakers:

When will Old Pike be widened? Sections of the street have to be completely rebuilt and will be very expensive. Gladstone does not have the money in a regular city budget year to do that. It will need to be a bond issue. We can help move it up in priority by contacting the city council.

Does Gladstone have side walk snow removal guidelines? No, however, the city may change that in the future in order to protect citizens walking to and from bus stops.

**Audit** Kevin introduced Bruce Culley who performed our first audit and covered 2012. Anyone who would like a copy of the audit can contact The Oaks secretary. There were no issues. The auditor found that "the financial statements [of the Association] present fairly the assets, liabilities and fund balance arising from cash transactions of the [Association] as of December 31, 2012, and the revenue collected, expenses paid, changes in cash balances for the year ended December 31, 2012, on the basis of [cash-basis accounting], which basis has been applied in a consistent manner." Auditor's Report at 1 (Feb. 28, 2013). The Association, which is taxed as a homeowners' association, was not subject to income tax because it had only exempt function income, which consists primarily of member assets and is not taxable. Kevin thanked our treasurer, Janet, for helping with the books.

**Approval of Minutes** Stuart Nyquist moved and Janice Patterson seconded that the minutes from the 2012 Annual Meeting be approved as distributed. Motion carried.

**Summary of 2012 activities:** The web site was given a major redesign and upgrade. Bob Bee did most of the inputting of information. The Home Improvement section now has forms for every project. The HOA documents are now available for viewing in sections. Dumpster Days

were successful; however, the fall one was held in the rain. Participation in the garage sale was lower than usual. The sign is being revamped so that it can be displayed a week ahead of the date. The date has been moved to May 31/June 1. Several new families came to the picnic and had a chance to meet other homeowners. The board addressed commercial vehicle violations at every one of its meetings. Liens were placed on homes where dues or fines were not paid after repeated warnings.

**No-Rent Clause** After Kevin researched no-rent provisions in other HOAs, he came to the conclusion that it would be very difficult to add such a clause to our Declaration of Restrictions. We would have to grandfather all current homeowners. Such provisions tend to generate lawsuits which get expensive to pursue. The board felt that keeping the properties up through enforcement of the Declaration of Restrictions will make The Oaks an attractive place for home ownership. In addition, if an owner rents out property in The Oaks, he or she still needs to be held responsible for any enforcement issues arising from the rented property. Three foreclosed properties are now owned by individuals.

**Budget** The budget and assessment are set by the board of directors. The increase this year (from \$90 in 2012 to \$100 in 2013) is due to increase costs for the website, water and electricity, an annual audit, and tree removal on common property. The latter is hard to predict. The board's position on tree removal on common property is to remove a tree if it poses a danger to a homeowner's property and/or life. We won't know what the consequences of the Emerald Ash Borer on ash trees will be in the Oaks. The board will check on the water bill to see if we are being charged sewer rates for just sprinkler usage.

**Landscaping** The board will investigate landscaping for the south side of the entrance, especially along Old Pike to the south edge of the property. Currently the sprinkler system goes only half way. The board was encouraged to think of eco friendly trees, shrubs and/or grasses.

**Election** The by-laws authorize five board members. Terms are for two years. Terms expiring are staggered so that even-numbered years we elect two board members and in odd-numbered years, three. Nominated by the Nomination Committee for the two-year term are Kyle Yarber, Mike Himmelberg and Janet McKinney. There were no nominations from the floor. Nominated for the one-year unexpired term was Lisa Branch. The board had appointed Lisa to fill a vacant position until this meeting. No other nominations came from the floor. Ballots were passed out to voting members. The nominees were elected by a unanimous vote. The board will determine the various officers at a reorganization meeting after the annual meeting.

**Gladstone Neighborhood Safety Officer.** Kevin introduced Officer Kirk from Gladstone's Public Safety Office. He works primarily with apartment complexes, but is available for neighborhood associations. He passed out a Home Security Checklist which addressed exterior doors, garage and sliding door security, windows, outdoor security, when away from home and personal property. The form will be posted on our website. Gladstone residents who are going on vacation can call the Dispatcher at the Police Department and ask for a vacation check. Volunteers trained by the Public Safety Office will then inspect your property from time to time while you are gone. For public safety purposes, Gladstone is divided into four districts. We are

in district 2. There is a police officer in the district day and night. Some asked about speeders on Old Pike. Call the Public Safety Office and they will set up a patrol.

**Home Improvement Committee.** With Mike Himmelberg being elected to the board, there is a vacancy on the Home Improvement Committee. Andrew Davis volunteered to fill that spot.

**Thanks** Kevin expressed his thanks to the treasurer, Janet, for her hard work on behalf of the HOA and especially in working with the auditor; to the secretary, Bob, for getting the website up and running and for many other tasks that help the HOA; to Dennis DeWitt for arranging the meeting space and to the Old Pike Country Club for letting use the clubhouse.

**Thanks to the board.** Dennis DeWitt expressed on behalf of the homeowners their appreciation for the board who serve as uncompensated volunteers and wanted to show that appreciation by some kind of gift. He will be working on that with other homeowners.

**Street Safety** Drivers on Washington Street have the right-of-way at 51<sup>st</sup> St. Drivers going west on 51<sup>st</sup> St. must yield to on-coming traffic. Drivers on Pennsylvania at 53<sup>rd</sup> St. have the right-of-way. Drivers going west on 53<sup>rd</sup> St. must yield to Pennsylvania traffic. All turns need to be into the proper lane. Too often drivers are cutting corners and ending in the middle of the road.

**Adjournment** David Wainwright moved and Karen Schmidt seconded that the meeting adjourn. Motion carried. Meeting adjourned at 11:10 a.m.

Respectfully submitted,

Robert Bee, Secretary