

The Oaks Homes Association

Annual Meeting

March 1, 2014

The meeting was called to order by the chairman at 9:05 a.m. in the clubhouse at Old Pike Country Club. Many thanks to Dennis Dewitt who helped make the arrangements.

Board Members present were Lisa Branch, Chair; Terry Reade, Vice Chair; Robert Bee, Secretary; Mike Himmelberg, Treasurer and Harold Green.

Voting homeowners present were Bales, Baum, Bee, Branch, Brown, Burgon, Ray Chirpirch, Corlew, Courtway, David, Davis, Day, DeWitt, Gottstein, Green, Hadaway, Himmelberg, Benjamin Johnson, Kettering, Shamin Khan, Lamb, Lierman, McMurtray, Patterson, Reinsch, Richmeier, Schaefer, Stitt, Sulzer, and Zeller. Thirty-one voting members were present. With guests the total amount of people present was about 36.

Welcome Lisa Branch, Chair, welcomed those present and gave an overview of the morning.

Kansas City Police Officer Paul Burkhalter represented the Kansas City Police force. He has been with the department for 20 years. He directed us to www.crimereports.com for information about crimes in our area. He encouraged homeowners to email him at any time (His contact information is under the "Safety" tab on our website.) He said that Kansas City and Gladstone police departments cooperate with one another and provide mutual aid. On March 19th at 7 p.m. at the Northland Neighborhoods office, 4420 NE Chouteau Trafficway, (816-454-2000) there will be a program on the Neighborhood Watch. Kansas City and Gladstone are cooperating on this.

North Kansas City Schools

- Current school board member, Kevin Corlew, spoke about the upcoming bond issue on April 8th. The last tax increase was in 2007. The district has grown by 1700 students since then and space is an issue. Since 2007, the assessed valuation on property has gone down. It is now at the 2004 level. The board has reduced budgets, administrative staff, refinanced bonds for a better rate and engaged in a year-long project to determine the needs of the district. The \$20 million bond will address capacity: repurposing classrooms and providing better safety and security at the schools. The tax levy will increase by \$0.26. The increased cost for a home worth \$150,000 plus \$20,000 in personal property (auto) for the bond issue and tax levy would be \$17/month.
- He next addressed a question about the school transfer issue. The school board is dealing with this based on capacity. There are no spaces in the elementary and middle schools. The high schools have space for 104 students.
- Another change he addressed was the schedule for Winnwood and Crestview Elementary schools. They will go to a year round schedule with just four weeks off in the summer. They are hoping the students won't lose ground academically with a shorter summer break.

2013 Minutes Mike Reinsch moved and Cheryl Zeller seconded that the minutes from the 2013 Annual meeting be approved as distributed. Motion carried.

Treasurer's Report Mike Himmelberg made available the summary of expenses for 2013 and the budget for 2014. Mike Reinsch moved and Kevin Corlew seconded that they be approved. Motion carried. The current balance on hand is \$57,957.

Landscaping Pro Lawn made a presentation to the Board at their November meeting which was accepted. The first phase will be the north side where the sign is. Our webpage has pictures of what it will look like. The sprinkler system will be repaired and upgraded. Blooming plants will be placed in the sign area both spring and fall. The south side when it is done will have a bench where people can rest and students can sit while waiting for the bus.

Intersection There were several comments about the intersection of NW 51st St. and Washington. Many want a traffic sign. The intersection is monitored by Gladstone. They have denied a stop sign previously. A petition by the residents may be more effective. There is some talk of restricted parking near that intersection.

Home Improvement Committee. Cheryl Lamb and Dennis Dewitt volunteered to serve on that committee. The third member will be someone from the Board of Directors who will serve as chair for six months and then it will rotate to another board member.

Dumpster Day Dennis Dewitt volunteered to take one of the 9-11 a.m. shifts and Mike Reinsch will take an 11 a.m. to 1 p.m. shift. Larry Patterson volunteered to take a shift and Charles Graves had indicated earlier that he was interested in helping.

Solar Panels Mike Reinsch moved and Larry Stitt seconded that the Board contact its attorney to see if The Oaks has authorization to restrict the installation of solar panels. Some would like this issue resolved fairly quickly. The real estate person present said that it was difficult to determine if the installation of solar panels in a neighborhood affected property values.

Mayor Pro Tem of Gladstone Brian Hill spoke on behalf of the city of Gladstone.

- He stated that the downtown city center, Linden Square has won two awards.
- The free concerts this past summer drew 4300 visitors. They will be offered this year but on a different scale. Friday night concerts will be free and run from 7 p.m. to 9 p.m. On the 3rd Saturday of the summer months, there will be a bigger concert with opening and closing acts—all free. Food will also be available. They begin May 24th with Krazy Kats. Veterans will be honored that evening as well.
- The Heights is a 220 unit, four story luxury apartment building. It is scheduled to open in September of this year. The first level will be commercial space. Square footage available is 10,000.
- The old Post Office building called Gladstone 18 will be used by Snow & Co.—a restaurant and bar. It will have a full course menu. There will be 1800 sq. ft. available in that building for something like a coffee/sandwich shop.
- The Cultural Arts Plan includes two original sculpture pieces for the Linden Square area and new banners will be put up.

- The city sponsors the historic site, Atkins-Johnson Farm. It has traveling exhibits. Gladstone HyVee has donated an apple orchard. It has won award from Mid-American Sustainability and the Gladstone Chamber of Commerce.
- The city is now selecting two neighborhoods to revitalize.
- This year snow removal has cost \$180,000 so far. Home owners asked about snow removal for the Kansas City portion of our subdivision. He suggested getting Councilman Ed Ford involved in seeing if there could be a cooperative arrangement made. It boils down to cost. The stop sign issue mentioned earlier should be referred to the Assistant City Manager, Scott Wingerson
- The new ordinance regarding apartment complexes states that when an apartment becomes vacant, the city will inspect it to check for rodents and for an electrical issues before it can be rented. When public safety calls reach three, the complex will have to make a plan to address the issue. The better apartment complexes run background checks on their prospective renters.
- Gladstone will announce a major development on March 11th at 11:00 a.m.—stayed tuned.
- The Meadow Brook Mall on Antioch (where Popeyes is) will undergo a \$1 million renovation. They have asked for a one cent sales tax addition.
- Mike Reinsch of The Oaks gave a headsup to Brian that he will submit a petition signed by members of The Oaks to have a short section of Broadway widened to ease the bottleneck just beyond 53rd Terr.
- Brian will check to see who maintains the road on Gould and Jefferson St. both of which need patching.
- The water main on Englewood will be replaced in the coming year; so there will be little to no road maintenance on that stretch until it is done.

Elections Bob Bee nominated Lisa Branch and Harold Green for the one-year unexpired terms and Andrew Davis and Keith Baum for the two-year terms. Ballots were passed out to those eligible to vote. The vote was unanimous for those nominated and they were elected.

Entrance signs Lisa reviewed the Halloween signs that were put up the first time this year. It limited the hours of trick or treating from 6:30 p.m. to 8:30 p.m. and asked residents to turn off their lights at 8:30 p.m. Picnic and Annual Meeting signs were also put up. They are easily visible to persons entering and leaving the subdivision.

Adjournment Mike Reinsch moved and Cheryl Zeller seconded that the meeting adjourn. Motion carried. The meeting adjourned at 10:55 a.m.

Respectfully submitted,

Robert Bee, Secretary