



## **Minutes for the Oaks Annual Homeowners Association Meeting March 7, 2015**

### **CALL TO ORDER**

Convening at Northside Christian Church, Lisa Branch, chair person for the Oaks Home Association Board of Directors, called the annual meeting of homeowners in the Oaks Home Association to order at 9:16. In addition to Lisa, directors also attending the meeting were Mike Himmelberg (Treasurer), Andrew Davis (Vice Chair), and Keith Baum (Secretary).

Homeowners participating in the meeting which comprised a total of 35 voting households were:

Patricia and James Bagley	Robert Ellis	Elizabeth Phillips
Ulysses Bales	Fred Gahr/Penny Basler	Michael Reinsch
Robert Bee	Cornelius Gottstein	James Reyes
James Branch	Kathy Hardaway	Terri and Gary Rizzolo
Thu Bui	Denise Himmelberg	Donna Saragusa
Melinda Burnett	Marcus Jones	Karen Schmidt
Robert Coomes	Mike Kincaid	Larry Stitt
Kevin Corlew	Mark Lopez	Jeanette Whitney
Jodean and Edgar Courtway	Janet McKinney	Cheryl and Philip Zeller
Dennis DeWitt	Dominic Oswalt	
Judy Ellis	Andrew Patton	

### **SECRETARY'S REPORT**

As is our custom, the first order of business was the ratification of the minutes submitted by Bob Bee from the 2014 HOA meeting that are noted on the Oaks website. Mike Reinsch motioned that we approve the minutes and Janet McKinney seconded. The motion carried with no opposition.

### **PRESENTATION BY JAY WILSON OF THE NORTH KANSAS CITY SCHOOL BOARD**

Meeting attendees then turned their attention to a presentation by Jay Wilson of the North Kansas City School District Board of Education. With a family background in education (wife and mother are teachers), Jay noted in his address that the NKC district is one of the largest in the Kansas City area with approximately 20,000 students and April 7 will mark the date for the election or re-election of board members. Whoever is elected will encounter budget issues which according to Jay are always front and center in any meeting or discussion.

Jay then fielded questions from residents on a variety of topics ranging from transfers from the Kansas City school district (dramatically reduced, only two in 2014) to revisions on school boundaries (not a current topic of discussion) to upgrading the fleet of school buses (for the sake of safety and fuel efficiency) to ongoing consideration of a year round school calendar to participation in the Northland Center for Advanced Professional Studies (CAPS), and the status of Title One schools in the NCK school

district.

### **TREASURER'S REPORT**

Mike Himmelberg presented the Treasurer's report and budget for 2015. Mike Reinsch moved that we accept the Treasurer's report and budget for 2015. Following a second by James Bagley, the motion carried with little suspense.

### **NEIGHBORHOOD IMPROVEMENTS: THE YEAR IN REVIEW**

The Board had extended an invitation to Tim Nebergall, public works director for the city of Gladstone, to discuss the status of proposed improvements to Old Pike Road from Englewood to Vivion but he was unable to attend. Instead, Lisa Branch provided the following overview and summary:

1. The application for funding through MARC (application link noted below) and their STP Program (Surface Transportation Program) has met with success with a grant of \$900,000, and underscores the importance of the public commentary---much of that commentary by residents of the Oaks---in determining which projects are funded and which are not.
2. That is the good news. The bad news is that the city of Gladstone estimates a requirement of \$2 million dollars to complete the project. To fulfill the \$1.1 million shortfall, the city of Gladstone will likely have to place a bond issue on the agenda for a future election.
3. Ballot would likely not be for the entire amount as the city would seek matching dollars from other sources at federal, state, or county level.
4. Summary: some progress but nothing is imminent in terms of a project start date other than 2018 at the earliest and obviously still in the process of "dialing for dollars."

Continuing with her remarks, Lisa noted the accomplishment of the installation of a stop sign at 51st and N Washington and the addition of neighborhood watch signs, the latter of which required attendance at three training sessions to apparently ensure that our neighborhood is indeed important enough to qualify as "watch worthy."

Additional discussion centered on a contact phone number for emergency (to be discussed by the new board meeting at their April meeting) to more stop signs (difficult assignment with the city to prove accident frequency and a potential liability issue if we install ourselves) to a general dissatisfaction with the work done on the fire hydrant at the intersection of Pennsylvania and Washington.

### **VOLUNTEER SIGN UP**

- ✓ Home Improvement Approval Committee: Larry Stitt, Gary Rizzolo, and Edgar Courtney have all agreed to comprise the Home Improvement Approval Committee.

Contact information for these three gentlemen is noted below

Larry Stitt	816 898 7905	<a href="mailto:larry_stitt@yahoo.com">larry_stitt@yahoo.com</a>
Gary Rizzolo	660 383 2145	<a href="mailto:Gary.S.Rizzolo@usace.army.mil">Gary.S.Rizzolo@usace.army.mil</a>
Edgar Courtway	816 454 5563	<a href="mailto:ej2549@swbell.net">ej2549@swbell.net</a>

- ✓ Dumpster Day: Karen Schmidt, Elizabeth Phillips, Judy Ellis, Larry Stitt, and Dennis DeWitt have all agreed to provide their services to ensure that the spring Dumpster Day event remains one of our most productive events on April 25<sup>th</sup>.

Contact information for this fine group of volunteers is noted below

Elizabeth Phillips	816 806 3540	<a href="mailto:bphillips@kc.rr.com">bphillips@kc.rr.com</a>
Karen Schmidt	816 806 2343	<a href="mailto:kk578@swbell.net">kk578@swbell.net</a>
Judy Ellis	816 786 9373	<a href="mailto:judellis@aol.com">judellis@aol.com</a>
Larry Stitt	Noted above	Noted above
Dennis DeWitt	816 832 1486	<a href="mailto:dfdewitt00@gmail.com">dfdewitt00@gmail.com</a>

- ✓ Yard of the Month Award Committee: Lisa Branch and Denise Himmelberg will comprise the panel which will adjudicate the awarding of \$100 gift cards for those forthcoming award winning yards.

On behalf of all of us as homeowners in the Oaks subdivision, we wish to thank the volunteers noted above for their service in ensuring the quality of our neighborhood.

### **HOLIDAY LIGHTING FOR THE MAIN ENTRANCE**

Noting our disappointment with the initial staging of the holiday lights for the main subdivision entrance, continuing with holiday lights/decorations and at what cost for 2015 was then brought up for debate since the board had agreed in a previous meeting that the costs which could range from \$1000-\$50,000 should be a topic for discussion at the annual homeowners meetings. Lisa noted that the lighting decorations would be only for the north side since the south side currently lacks the electrical panel necessary to power the lighting display.

We discussed the possibility of doing the decorations ourselves but the idea failed to find momentum in large part due to liability concerns since a lift or crane would likely have to be employed to position the lights in the trees. Given the absence of crane operators at the meeting, Mike Reinsch moved to form a committee to spearhead the holiday display campaign. Dennis DeWitt seconded and the motion was approved unanimously. Volunteers are needed!

As for the budget that the future committee would operate with, Mike Reinsch moved to accept Lisa's proposal that the upper limit for monies spent total no more than \$6000, and Dennis DeWitt seconded. The motion carried but not without the dissent of three residents.

### **ELECTION OF BOARD MEMBERS FOR 2015/2016**

After receiving nominations for Larry Stitt, Dennis Dewitt, and Melinda Burnett for the three Board positions now open, Mark Lopez moved and Bob Bee seconded that we vote on the candidates as one slate, and all were elected with overwhelming support. Congratulations to our newest board members!

### **NEW BUSINESS**

Following the update that work would soon begin on the south side to the main entrance for the subdivision, the board agreed to review the possibility of additional sprinklers and potentially better tree selections at their meeting next month.

We then immersed ourselves in a discussion of a variety of topics:

Deteriorating sidewalks and streets: Accepting a motion by Kathy Hadaway and a second by Mike Reinsch to form a committee to survey and determine the entirety of deterioration of streets and sidewalks in the Oaks, and then submit their findings to the board for future presentation to the city of Gladstone and Kansas City. Mike Reinsch continued the discussion with photographs of six problem areas (area in front of 5101 Jefferson as an example) that should be brought to the attention of the city of Gladstone without delay. Mark Lopez moved to accept this notion and following a second by Mike Reinsch, the board agreed to determine a course of action with the city of Gladstone to repair this street damage post haste based on the survey results.

Solar panels update: Keith Baum noted that legislation involving the installation of solar panels and the rights of Home Associations to regulate those installations remained in committee in Jefferson City. The board is seeking a pro-active approach to what has been a contentious issue in other parts of the state and awaits the results of the legislative process.

Playgrounds: James Reyes inquired as to the possibility of a playground within the boundaries of the Oaks. Tabling potential liability and insurance issues for another meeting, residents approved a motion by Mike Reinsch and a second by Elizabeth Phillips for Mike Reinsch to investigate the availability of a common area for playground possibly by reviewing a plat survey.

Garage sale: a question was raised by Mike Kincaid as to whether or not we would have a garage sale in 2015 and at this present time, plans remain to coordinate our garage sale dates with those dates of the city of Gladstone.

Entrance sign: added to the agenda for the board's meeting next month will be a rejuvenation of the entrance sign and perhaps a better method of maintenance.

Regulations regarding statues: a motion by Kathy Hardaway to implement statutes regarding statues or to add an approval form for the home improvement approval committee did not find success among homeowners.

Trash collection contracting consolidation: in yet another addition to the seemingly endless tasks confronting the new board, Lisa endorsed a review of the possibility of consolidating neighborhood trash collection to one business at a reduced cost. Since this service is "free" for residents of Kansas City, the new board will determine if a Gladstone only consolidation is viable.

Vehicles speeding on Washington: a potential request to add "speed bumps" was deemed not worthy of pursuit since Gladstone would not install due to creating difficulty those bumps would create for snow removal. The Board will investigate other alternatives including warning signs.

Perhaps recognizing the near exhaustion of the new board due to their civic assignment plethora, Mike Reinsch moved to adjourn and Mike Kincaid seconded. Meeting was adjourned at 10:47 a.m. on a beautiful Saturday morning.

Respectfully submitted,

Keith Baum, Secretary for the Oaks Home Association