



Oaks HOA Annual Meeting Minutes
March 11th, 2023
Northside Christian Church

Brett Warga welcomed the neighborhood to the meeting and introduced the Board Members.

Beth Phillips thanked everyone for coming and called the meeting to order. She also confirmed that we had a quorum.

Old Business

Beth Phillips asked if everyone had a chance to look over the 2022 Annual Meeting Minutes. As there was no discussion, she moved to approve the minutes as written. Robert Ackerfield 2nd. Ayes were unanimous.

Beth Phillips gave a 2022 expense and budget update. She noted we stayed well under budget and saved money in 2022. She also explained how some items were moved around compared to last year's budget. Mark Lopez asked about current balance and it was \$61,142. As there were no further questions or discussions we moved on.

New Business

Beth presented the 2023 Budget to the Neighborhood.

Sprinkler System - Chris Wallace discussed the Sprinkler System. He stated we are currently replacing our sprinkler system. We had a lot of expenses and breaks over the past 3-4 years and the system is past its useful life so a new system is needed. The Board received about 5 bids and we went with the 2nd lowest bid of \$12,000. The reason we went with these guys is because of their 10-year warranty for parts and repairs. The front entrance has been marked so as soon as it gets a little bit drier the contractor should get started on the install. Gary Rizzolo asked if we had installed sprinklers on the south side 4 years ago. Chris stated yes it was pretty recent, but mentioned it was installed very poorly as some of the pipe was not deep enough. Therefore, every time we aerated, we punctured it. He went onto to state the new system will also remove the timers on the south side that never operated correctly. The company we are using

for the install will install a pipe under the road to remove the need for timers. Mike Kincaid asked what company we are going with and Chris responded with Eden Sprinklers. We have put down a 50% down payment.

There was a question from the audience about the Kansas City side of our subdivision, why did we not get new overlay and curbs. Chris Wallace stated that 2/3 of our subdivision is Gladstone and rest is Kansas City so different jurisdictions take care of each respectively. Brett Warga chimed in and said most of the Gladstone side had been done and that he knows some of Pennsylvania is on Kansas City's 2023 overlay plan. Jefferson is not on Kansas City's radar at this time. Brett recommends contacting the city to state your concerns and they both have websites. Chris mentioned the HOA does not carry any more weight than the neighbors individually. Therefore, the more people that call in and complain, the stronger the case is.

Yard of the Month - Barb Ely discussed the Yard of the Month as we are budgeting \$0 for it this year. Barb stated her committee was Dennis Price, Mark Merchant and Lindsey Lad and thanked them. Our rules were if you won in the past 2 years, you were ineligible. Even with this we had difficulty picking winners. So this year we are going to give it a break and we are open to ideas on how to approach this. Dennis Price mentioned he thought the point of it was to incentive people to better take care of their yard, but it was not working well as we were not getting new winners. Tricia Bagley stated she ran into the same issues when she was on the committee, but they tried to give it to someone who really tried on their yard and didn't have landscaper or sprinkler systems. Another neighbor mentioned does there have to be a monetary incentive and use the money for something else? Robert Ackerfield and Barb Ely responded that no, there does not need to be, and that is a good idea. Miralda Moreno mentioned that a help committee might be a good option to help people with their yard if we had volunteers to help with yards and fences.

Management Company Discussion: Beth Phillips brought up the idea of a Management Company as a way to help improve and benefit the HOA. She stated that they would keep all the records for the HOA. She mentioned her concerns of liability with our lack of consistency. The management company would handle all the dues, mail and issues; they work with the Board. The cost is the company we have been looking at (CSM) is \$275/month. If we decide a management company is not for this neighborhood, then another alternative that we have explored is some software for more consistent and better records. We are fortunate to have 5 volunteers to be on board, but that is not always the case. If we struggle to find volunteers, then a management company could help us. Or in the least, the software could provide consistent record keeping.

Ed Smith mentioned his experience with a management company and had good experience as it was smooth. Beth responded the management company would work with us. There would still be a board, but they are working for us and handling some of

the everyday duties. Beth said the most they can raise their fees year over year is 5% and it is only a 1-year contract. Mike Kincaid mentioned previous boards had discussed management companies in the past but it not always feasibly monetarily. He thought if the company had a good track record to give it a chance.

Darla Kiedrowski asked how long this company been in business. Beth and Brett were unable to respond exactly but knew it has been a while and Beth did contact some references.

Gary Rizzolo asked where are they from. Also, with our insurance if we are covered with this? Beth said CSM is from the South (Carolina) and we don't know what it would change with our insurance. Gary thinks we should get legal involved before moving ahead. Beth also mentioned another advantage would be the taxes, the HOA has made mistakes in the past and some of the HOA forms needed are confusing.

Rene Temple mentioned her bad experience with a management company: dues went up and quality of neighborhood went up and they were difficult to get ahold of. She asked about the out-of-state company and how much delay the responses would be. Rene stated her further concerns and potential additional expenses that would be added to their base fees.

A gentleman mentioned that the duties we are discussing here are very elementary and some software could simply solve a lot of the issues you are discussing.

Miralda Moreno mentioned her concerns with our neighborhood going to a management company. She mentioned her neighbor's story about a family members neighborhood who went to a management company, and it was chaos and the neighborhood regretted it. Miralda also asked if it is a Board's decision and Beth replied the Board can decide, but today we are just getting everyone's opinion.

Gary Rizzolo stated he thinks the neighborhood should decide on the issue.

Mark Lopez stated it is a thankless job and he mentioned he thinks Board members should be compensated. He also put up the idea of selling some of the front property to eliminate some costs.

Keith Majors mentioned he sees this company as more of an intermediary to the Board to handle documents but asked who holds ultimate authority over final decisions and interpretation of bylaws? Brett stated the Board would still have authority, this company would depend on the Board for most matters, whereas some of the other management companies being discussed today are handling everything for the neighborhoods. Brett voiced that he thinks a management company would greatly assist with bias and inconsistency.

Darla Kiedrowski mentioned there are a lot of ideas but not many volunteers. What if every neighbor should be required to volunteer in some capacity. Denise Himmelberg mentioned there are some good ideas here to make things better and we need to find a way to utilize each other to find the best solution.

Chris Wallace asked the audience by a show a hand, how many here today would come to a meeting twice a year? Most in the audience raised their hands.

Brett asked the audience who it totally against further looking into a management company? Around half or less of the audience raised their hands.

Chris Wallace voiced that he thinks software could be a good first approach. He is worried about additional charges that could be added on by a management company.

Charise Hilton stated her concern that the Board is still making the decisions so there could be inconsistency, but a form letter might assist with consistency.

A neighbor made a motion to table this discussion on a management company to further date to move the meeting along. Chris Wallace 2nd, Unanimous Ayes.

Larry Patterson made a motion to approve the 2023 Budget. Ray Corlew 2nd. Unanimous Ayes.

Beth went over volunteer opportunities; dumpster day, welcoming neighbors, home improvement committee, stamps and labels, food trucks, displaying signs, & planting flowers.

Rene Temple mentioned getting newsletter via email instead of mail. Beth responded this has been discussed as an option. Rene also discussed the possibility of working with other nearby neighborhoods on food truck to get more attendance.

Election

Beth introduced the candidates Miralda Moreno, Skyler Phelps and Dennis Price. They all introduced themselves and spoke on why they would like to be on the Board. We then proceeded to vote and Karen Schmidt and Charise Hilton counted the votes.

While the votes were being counted Barb Ely made an announcement. She decided she liked all 3 candidates and decided to resign from the board.

Open Discussion

Beth Phillips announced new board members: Skyler Phelps, Miralda Moreno and Dennis Price. Beth also thanked Robert and Brett for staying around another year to help us.

Rene Temple mentioned that she and Brett had talked before about the 53rd St. entrance signs and she let the Board know that she and Ulysses are still very interested and would like them. Brett stated we just approved a 2023 budget for new signs. We have been back and forth on ideas but also need input from the neighbors. He is getting Chris and Barb all the work I have started and hopefully we can get that completed this year.

Barb drew and announced our 1st Annual 2023 Oaks HOA Drawing, the winner was Robert Van Dyke.

As there was no further open discussion Beth Phillips moved to adjourn the meeting. Dennis Price 2nd. Ayes passed unanimously.