
Annual Board Meeting

Friday, 08 March 2025 - Northside Christian Church



Board Attendees:	Agenda:
<ul style="list-style-type: none">● Chris Wallace● Marine Nelson● Barb Ely● Miralda Moreno● Sean LaBonte	<ol style="list-style-type: none">1. Welcome2. Previous Minutes3. Announcements4. Discussion Items5. Action Items6. Other Business7. Adjournment



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Welcome ~ 20 Minutes

- Welcome and introductions. Quorum @ 0920 motioned and seconded by board attendees

Previous Minutes - 10 Minutes


- Reviewed bullet points and approved. Motioned and seconded by board attendees
- Attached in Appendix

Announcements

- Two board members will not seek re-election
 - Barb Ely
 - Miralda Moreno

Discussion Items ~ 35 Minutes

- **PayHOA Website**
 - Purpose:
 - PayHOA.com is the formal way to communicate, process dues, and receive newsletters from a year ago and ongoing.
 - Centralizes our actions and community oversight into a central location that can be easily maintained for posterity and delivered to future board members
 - Link & access instructions have been provided though email, physical forms, and previous meetings.
 - Statistics:
 - 61 Homes never logged in
 - Please get registered to use the system ASAP
 - 123 Households owing dues for 2025
 - 39 Households paid 2025
 - 20 Households Past with due balances
 - Common Member Actions:
 - Request to be submitted via site
 - Architectural
 - Decks

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- Driveways
 - External Paint
 - Fence
 - Landscaping
 - Maintenance
 - Roof
 - Room additions
 - Shed
 - Siding
 - General request
 - Proper Dues Payment via electronic submission with automated Ledger recordings for community posterity
 - Receive formal community communications through email, text, newsletters, etc.
 - **Eden Sprinklers**
 - Summary: Owner of Eden Sprinklers did not perform contractual obligations from over a year ago. Board has been in pursuit of an individual who is consistent in their dissolving of previous companies to avoid community efforts to recover funds. Cost to continue pursuit via legal route is costly compared to potential recover amount
 - Community is recommending and providing ideas to reach out to news outlets and Facebook to help serve the individual with court orders
 - **Events & Planning**
 - Cornhole, BBQ, and Dumpster Day targeted on April 25th
 - Event starts at 2pm
 - Dumpster pickup scheduled for noon
 - Annual Block Party in Consideration
 - City will provide signs once we file a permit
 - Roy proposed this event
 - Activities include skating, parade, and chalk art for example
 - Fire truck visit potentially available for children
 - Food trucks could be contracted
 - Open to community suggestions
 - Trunk or Treat in Consideration
 - Community supports early planning and communication
 - Alternative locations include Riverside or nearby areas
 - Local church also hosts their own event that we could be involved in
 - **Street Quality & Upkeep**
 - HOA does not have formal obligation with city reporting on issues such as potholes. We do submit requests for assistance through the city but as a board, we appear as one individual. It is requested that community members

also submit requests to increase visibility and numbers on issues with our streets


- Kansas City members have access to the myKCMO mobile application to help submit issues or recommendations to the city
- Police patrol increase has been requested by the HOA board, and it appears they are following through on the request. This has been in response to a few car break-ins we have encountered through the year
- Commercial vehicles parked on streets and driveways are not only against community by-laws but also city ordinance. If left there, police can and will be notified of the situation, residents will be notified to comply with removal action within a generous time period. If not removed, fines will occur and the vehicle will be towed. HOA Board will not have visibility on the towed vehicle and resident will need to work through the city and police for next steps in regard to the vehicle violation
- **Treasurer Report**
 - Balance sheet covered & appended to this document
 - Zego Question on previous payments
 - Bill payment service that we transitioned from to new PayHOA software. We carried it on to help those during the transition period
 - This software will not be used going forward with PayHOA established
 - Motion request to have starting year balance and end of year balance to be included in statements going forward

Action Items

- Eden Sprinklers: Use community recommendations for court and next steps
- Events & Planning: Coordinate Cornhole and Dumpster day
- Events & Planning: Coordinate with community members who wish to assist with party planning for Block Party & Trunk or Treat
- Street Quality: Requested by the board to the community members, help us report street issues to the city to increase visibility
- Treasurer Report: Include year-beginning/year-end data points in next year's report

Other Business ~ 5 Minutes

- **Neighborhood Relations**
 - Board highly recommends getting to know your neighbors and communicating through them first for issues. Many situations can be



resolved through initial discussion before escalation to the board where further action is required through by-laws

- **Board Member Nomination & Election**

- Dennis Price was nominated, seconded and elected to the board
- One position is still pending and can be elected by the board when a volunteer is nominated in the future

Appendix Items:

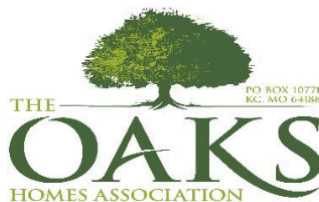
The Oaks HOA 2024 Profit & Loss

Revenue

Zego	\$4,600	
PayHoa	9,340	
Checks	<u>13,690</u>	
		\$27,630

Expenses

Postal	\$199	
Office	347	
Supplies	20	
Court	73	
Legal	446	
Tax	299	
Insurance	1483	
PayHoa	2028	
Zego	111	
Lawncare	2635	
Re-seed	520	
Sprinklers	353	
Tree Trimming	1548	
Dumpster Day	3950	
Signs	134	
Annual Meeting	211	
Bank Fees	134	
Miscellaneous	<u>249</u>	
Total Expenses		\$14,740
To the good		\$12,890



Oaks HOA Annual Meeting Minutes
March 16th, 2024
Northside Christian Church

Greeting

Chris Wallace welcomed the neighborhood to the meeting and called the meeting to order and confirmed that we had a quorum.

Chris requested that property owners continue being good neighbors by pickup up their pet's excrement during their walks through the neighborhood.

Old Business

Skyler Phelps shared the following information related to board and neighborhood activities during 2023 including the following:

This Board has been meeting once a month for an entire year. We have also met many times throughout the week, in order to make decisions for the betterment of The Oaks. Consequently, this year has been very successful.

These Board Members have put countless hours of their own time, voluntarily, in order to make The Oaks a better community to live in. We have handled our positions with equity and fairness to everyone in our neighborhood. Our goal is first and foremost, to make sure that our neighborhood continues to be a nice place to live, keeping the property values of our homes at their optimum. We believe that this is what everyone would like to see for their \$150.00 a year.

In 2022, after much research and many discussions with the owner, and their good customer rating and 25-year history, the previous Board had all agreed to, and collectively made the decision, to use a company by the name of "Eden Sprinklers", to install a sprinkler system. "Eden Sprinkler," owner Matt Elliot had required half down (\$6,000) to order materials, to be paid before beginning work on the project. After months of avoidance and empty promises to begin the project, as well as some very mean interactions with our Board Members, along with actual threats made to our members, we gave up any hope of having this job completed by "Eden Sprinklers." We have been to the Courthouse and a case has been filed against "Eden Sprinkler." This situation is in the works, and we hope to have this resolved soon.

After all of the above happened, we are happy to say that The Oaks purchased a new Sprinkler System that we had put in, in 2023. After bids from other Sprinkler Companies, we are pleased that we went with R&S as they did a great job. We held a Wine Exchange and had a very good time with our neighbors.

We have had beautification work done to the entrance of The Oaks, including trimming, overseeding, and three new trees. We have a company that mows, as well. We placed a variety of beautifying Christmas lights down front around our shrubs and bushes at Christmastime. This is the first year we decorated the entrance and plan to continue this tradition. Thank you to the Board volunteers who designed and placed the Christmas light.

Our nice "Oaks" Sign at the North Entrance is finally completed, as many of our neighbors had pushed for this to be done for quite some time. This project began 3-4 years ago, and it is now completed. The Solar Lights have also been put in, as well. Our Dumpster Days (two times a year) are always a success for The Oaks and the neighbors love having these.

The Board worked hard to bring together a Meet-and-Greet Annual Social Event and First Annual Cornhole Tournament, last year. It had been over 10 years since our last social event. We reached out to various businesses to donate prizes for drawings. We secured vendors for BBQ and sides, Eileen's Cookies, and so much more. Everyone had a great time at this event! There were over 80-90 people who attended this event. It was very successful! We look forward to planning another social event very soon.

The City Gladstone Public Works Department is aware of the Old Pike sinkhole issue. Board members have called them several times to ask when repairs will be made. They informed us that the repair won't likely be made for several months. Please continue to make your concerns known to the city through phone calls and emails to them.

This Board has worked tirelessly on retrieving delinquent HOA Dues. Dues are \$150.00 per year, with a \$25.00 monthly late fee charge being assessed. The Board has sent letters to each of the homes who have not paid their dues. At one point in time, we had 40-50 people who had not paid their dues. Now, there are still around fifteen homes that have not paid their dues. In all fairness to those who have paid their dues, the work and effort on the Board's part to retrieve this money costs a lot of money and time.

We had discussed the option of a Software Company at the 2023 Oaks Annual Meeting and the majority had agreed that this needed to be done in order to maintain accurate and current records on each home. Over the years, each board has come up with their own methods for record keeping. This has made it difficult for subsequent boards to manage historical records and added many inefficiencies over time. The HOA software will allow for consistent record keeping as boards change over time. This will allow for greater transparency and accountability for the community. With that being said, we have implemented an HOA Software Management Solution.

Instead of the outgoing Board imposing a budget on the incoming Board, we feel it is more appropriate and applicable to create a "Spending Forecast" based upon expected recurring expenditures thus providing guidance for the incoming Board. The Home Improvement Committee reviewed and approved several applications for home improvements. Thank you to the volunteers that served on the committee and to the homeowners for submitting applications for home improvements that have beautified our community.

Miralda Moreno asked if everyone had a chance to look over the 2023 Annual Meeting Minutes. There was a request to amend the meeting minutes to change the reference to "Skylar Thompson" to "Skyler Phelps. With that amendment, there was a motion and second to approve the minutes. The minutes were approved by the property owners.

Chris Wallace reviewed the 2023 Profit and Loss Statement. 2024 Expense Projection. Legal fees noted in the Profit and Loss Statement are related to legal expenses associated with the

small claims lawsuit filed against Eden Sprinkler. The expenses associated with trees are ongoing maintenance expenses, not a specific landscape improvement project. The Board of Directors recognized that future landscape maintenance projects being necessary. Bids are obtained for all capital improvement projects approved by the Board of Directors. The current bank balance was reported to be approximately \$48,000. The association has a sweep checking account used to facilitate financial transactions. The association utilizes a second checking account where the bulk of the association's capital is held. The following suggestion was made by several property owners:

1. The Board of Directors was asked to report the current bank balance at each annual meeting to ensure the association's finances are solvent.

Eric Moreno presented the Pay HOA software that was implemented by the Board of Directors. Property owners are encouraged to create their own Pay HOA account as this software will be utilized by the Board of Directors to conduct neighborhood business moving forward. At a future date, payment of dues will no longer be accepted through the association's website. The following suggestions were made by several property owners:

1. The Board of Directors was asked to consider offering seminars to help property owners become familiar with the benefits of the Pay HOA software and its use.
2. Administrative responsibilities related to the use of Pay HOA software should be shared by the Board of Directors to ensure continuity through board member transitions.
3. The Board of Directors was asked to consider setting a hard date for the transition of dues payments through the Pay HOA software rather than through the association's website. The Board of Directors was also asked to request that all property owner data be surrendered by Zego before the use of their payment software is terminated.
4. The Board of Directors was asked to add headings/descriptions to the Bylaws uploaded to the Pay HOA software.

New Business

Chris Wallace presented the 2024 Expense Projection. The current bank balance was reported to be approximately \$48,000. Property transfer fees, late dues fees, and newsletter advertising fees are being assessed and collected.

Property owners can submit requests for approval of solar panel projects to the association's Home Improvement Committee that are consistent with current Missouri State law.

It was reported that there has been an unusual amount of solicitation in the neighborhood against association policy.

The association's commercial vehicle policy was discussed. There are a handful of property owners in violation of this policy.

The following suggestions were made by several property owners:

- The Board of Directors should consider distributing a notice to all property owners stating that lawn care debris should not be discharged by property owners or companies hired to do lawn care on behalf of property owners into the street in front of their property or into storm drainage channels at the back of their property.
- The Board of Directors should consider distributing a notice to property owners instructing them to collect information from solicitors and report that information to the City of Gladstone or the City of Kansas City, Missouri based on their property location.
- The Board of Directors should consider taking appropriate action to ensure property owners comply with the association's commercial vehicle policy.

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Board of Directors Election:

Skyler Phelps resigned from the Board of Directors. Chris Wallace introduced the current slate of candidates for the Board of Directors including Barb Ealy, Chris Wallace, Dennis Price, Marine Nelson, and Sean LeBonte. Each candidate introduced themselves and spoke about why they would like to be on the Board of Directors. A non-board member counted the votes. Skyler Phelps announced that Barb Ealy, Chris Wallace, Dennis Price, Marine Nelson, and Sean LeBonte were elected to serve on the Board of Directors.

Adjourn

A motion and a second to adjourn the meeting were recognized by the Board of Directors and approved by the property owners.