



Annual Meeting Minutes

September 19, 2017

Opening: Call to order from President Joe Fennessy at 7:03 pm

Present: Board Members Joe Fennessy, Lee Ann Sinclair, Oliver Helfrey, James Towler. Fourteen additional homes were represented.

Special Guests:

Community Interaction Officer Scott Doumitt, LSPD: Officer Doumitt noted the low crime rate in the neighborhood and that the city's overall crime rate was declining. He stated there had only been 19 calls for service so far this year, and that 11 of those were false alarms. Of the remaining calls, the two most serious crimes were a stolen vehicle and theft of items from a vehicle.

Councilwomen Diane Seif & Phyllis Edson: Our two District 3 representatives reviewed the status of several ongoing development projects in the city, including new stores, hotels and the new private high school near the airport. They also mentioned an ice skating rink is being added to Lea McKeighan Park.

Prior Minutes: The minutes from the Sept 27, 2016 annual meeting were approved by membership.

Candidates for Board of Director: Joe Fennessy solicited nominations from the floor (there were none) and ballots were distributed with candidates Paul Dodds and Oliver Helfrey.

Presidents Report: Joe Fennessy provided a general summary covering the past year, including the new roof on the pool house and the upcoming repairs and gutter installation. Relative to this spring's hail storm that necessitated the replacement of most roofs, he noted that some homeowners failed to gain ARC approval of their replacement roofs, some of which do not conform to neighborhood requirements. Joe emphasized that the Board and ARC should not be viewed as adversaries, but instead should be engaged during the design/bid state of projects (roof, paint, decks, etc) so potential problems can be avoided or resolved in advance via approved Variance. He also noted the HOA has an ongoing need for additional volunteers to serve on the Board and committees.

Treasurer's Report: Joe Fennessy reviewed the year-to-date and projected final status of the 2017 budget, as well as the Board's proposed 2018 which includes an assessment of \$450 (up from \$423). The proposed 2018 budget includes a slight deficit which will be covered from the Set Aside account (if necessary).

Committee Reports:

- a. Common Grounds: Joe reported that Tobin Lawn & Landscape had done a good job this year. A member suggested looking into the viability of selling the detention basin lot on the north side of the subdivision.
- b. ARC: Chair Teresa Waller stated the ARC had reviewed and approved 64 roof projects, as well as nine others (paint, decks, etc). The fall audit of all properties was completed and letters will be sent to homeowners required to take action.
- c. Activities: Chair Amy Lane said this year's pool party was attended by 75 people and is hopeful that KC Wolf's appearance will result in similar success for the Chiefs as the 2015 appearance of Sluggerrr did for the Royals. Amy noted that the six families that moved into the neighborhood were provided Welcome Baskets. She also encouraged women in the neighborhood to consider joining the Bunco group for one of their bi-monthly events.

Old Business: Joe Fennessy reviewed the following items from the 2016 Annual Meeting:

- a. New Street Lights: A new metal street light was added at the pool, which resulted in the upgrade of all existing wooden street lights to metal as well.
- b. Speeding on Georgian Drive: City Traffic Engineer Michael Park advised the Board he would not support the installation of speed bumps.
- c. The irrigation system winterization vendor for 2016 was Montgomery (\$35 per).
- d. The Dalton's Ridge Sign Agreement for common grounds maintenance was terminated after 2016.
- e. Tobin Lawn & Landscape won the contract for 2017 common grounds maintenance.
- f. Membership expressed a desire for the physical homeowner directory to be maintained.
- g. Items from Membership/Open Discussion
 - i. Monica Hackett stated a drug "take back" event will be held at Price Chopper on 10/22/2016.
 - ii. Mike Straughn noted that KCPL will install \$250 "smart" thermostats free of charge.
 - iii. Membership unanimously supported the Board's proposal to send preliminary nonconformance notices to owners whose yards require attention, with remedy required by May 31. Two owners who have failed to act upon previous notices will receive formal nonconformance notices.
- h. Results of Election: Joe Fennessy, Lee Ann Sinclair and James Towler were elected to the Board.
- i. Meeting was adjourned at 8:58

New Business:

- a. Traffic Study: Marion Baker championed a new traffic study on Georgian Drive. According to the City, the data collected did not support any physical traffic calming measures (e.g. speed bumps).
- b. The irrigation system winterization vendor for 2017 is Montgomery (\$40 per).
- c. The Olympic Pool and Tobin Lawn & Landscape contracts will be renewed for 2018.
- d. Near-unanimous consensus of members present was to keep the Arborvitae trees at the pool.
- e. Items from Membership/Open Discussion
 - i. Monica Hackett stated a drug "take back" event will be held at the Sheriff's Office on Oct 28 from 10:00-2:00.
- f. Results of Election: Paul Dodds and Oliver Helfrey were elected to the Board.

Adjournment: 8:34 pm