



Annual Meeting Minutes

September 14, 2023

Opening

Call to order from President Gary Chullino at 6:11 pm

Board members Michelle Wells, Joe Fennesy, Gary Chullino, Ken Royster and Alejandro Oyarzabal were present

Nineteen homes were represented.

Introductions

The Board members and committee chairs were introduced.

Special Guests

Mayor Pro Tem Beto Lopez (District 3)

Discussed developments in the area.

LS is now the sixth largest city in Missouri, behind Independence.

The city is suing Jackson country over recent assessment hikes.

Mayor's State of the City address available online: <https://cityofls.net/mayors-office/state-of-the-city>

City is working on improving the area around the LS airport, within our district, to accommodate more high end arrivals.

PRI land – 1200 acres owned by the Mormon church – are going up for sale and we can expect development in that area. Additionally, two new lanes will be added to Todd George up to Wood Chapel.

Councilmember Phyliss Edson (District 3)

Final year representing us – is terming out.

Looking to develop Lakewood in 5 yrs to include a bike lane.

Fire Station 4 being built on Bowlin Road will include a rescue boat and will open in April 2024

City needs more road repairs including the 291 bridge over 50 and 470 should be wider.

On October 10 District 3 will hold a town hall at the LSPD training facility from 5-7p.

There have been no applications for adjacent Stag's Field apartments – so far the project is understood as attached homes which will nevertheless increase traffic in the area.

There are 5 schools districts within the city of Lee's Summit

Captain Mike Moran, LSPD

Discussed traffic on Georgian and Woods Chapel. Traffic complaints are the #1 issue. Georgian is considered an arterial street that receives 1300-1500 cars/day with a 4000 car limit. In 2019, the average speed was 27 mph with 85% of traffic driving within limits. Recently they had cars patrolling the area for 25 hrs and averaged 1 stop per hour.

Officer Geno, LSPD Community Interactive Group

In the area over the last 12 months there were 39 events, 11 reports of which 19 were officer initiated and 20 citizen calls. 5 stealing reports and 1 stolen auto.

Peddlers need permits.

Try to park in your garage, garage door closed and always leave the car locked.

Housekeeping

The board selected Gary Brooks for irrigation blow out. Sign up and reach out to him to schedule a time.

We need volunteers for all committees.

Prior Minutes

7:30 pm: Approval of 2022 Annual minutes - Appendix I

Candidates for Board of Directors

There are two Board openings after Ken and Alejandro complete their term. Creighton Miles has agreed to be added to the ballot. The HOA board requested a write-in candidate to fill the final vacancy.

Recognition

The board presented Lena Towler with a certificate of recognition for all her contributions to the HOA including establishing of the SCOOP, block captains program and BUNCO. Lena also won a Lee's Summit CARES Annual Award.

New Business

Adjacent Development

James Towler has been tracking development to the adjacent project, Orchard Woods. He prepared a report available in Appendix II.

Financial Report - Joe

This year we signed a 5 year contract with Trash company to reflect the terms of the current situation allowing for annual adjustments.

Updated the phone system at the pool which will not be turned on and off each season.

Board agreed to raise our assessment 10% to ensure our budget covered our increasing expenses. Our budget surplus this year is being used to offset the increase, ultimately decreasing the amount paid by each home year over year. The credit is applied to all assessment invoices.

Committee Reports

Activities Committee - Denise

Denise is stepping down from the committee and the Board needs a replacement to chair the committee and work with additional volunteers to coordinate our various neighborhood activities. If you are interested in helping arrange community events like the Halloween Party, the Easter Egg Hunt, or the Summer Pool party, please email: srhoa-board@srhoa.net

A comprehensive list of the work of the Activities committee is available in Appendix III.

ARC Committee - Joe

Joe initially joined the ARC as Board liaison but has been doing the work of the Chairperson due to lack of volunteers. He has held this role for 16 years. He wanted to clarify that in this role he addresses issues with individuals but does not disclose everyone's issues publicly.

ARC plays an important role in preserving the appearance of the neighborhood. Joe would like to hand over the responsibilities. If you are interested in volunteering to help promote the appearance of the neighborhood, please email: srhoa-board@srhoa.net

Common Grounds Committee - Larry

Board needs to explore lighting options for monument.

Larry discussed the work he and Taylor completed this year, and provided a written report, linked as Appendix IV.

Pool Committee - Lisa

Updated internet, door system, and furniture.

Lisa provided a report, complete with graphics showing pool usage by homes. Report is available as Appendix V.

Adjournment

8:00 pm