



Annual Meeting Minutes

September 10, 2019

Opening: Call to order from President Teresa Waller at 7:03 pm

Present: Board Members Lee Ann Sinclair, James Towler and Teresa Waller. Eighteen additional homes were represented.

Board of Directors and Committee Chairs: The Board members and committee chairs in attendance introduced themselves.

Special Guests:

Lee's Summit Police Officer Lewey: Officer Lewey spoke on behalf of Community Interaction Officer Carmen Spaeth. He said the north part of the city had a very low crime rate and said there had been no significant increase in crime or calls from 2018 to 2019. We were again reminded to: 1) not leave anything valuable in cars parked outside, 2) lock cars, and 3) keep garage doors closed.

Lee's Summit Councilmember Phyllis Edson: Ms. Edson provided an overview of new developments and projects in the city. In coming years, she said to expect development to finally take place on Todd George Pkwy between Woods Chapel and Colbern Roads. She also noted the recently-passed \$19.5 million public safety bond issue will lead to at least two new fire stations and body cameras for all police officers. In response to a question, she committed to checking with the city's traffic engineering group regarding ongoing concerns about vehicle speeds on Georgian Drive.

Prior Minutes: The minutes from the Sept 18, 2018 annual meeting were approved by membership.

Candidates for Board of Director: Teresa Waller advised the Board seat held by Paul Dodds and vacant seat previously held by Oliver Helfrey were up for election. Paul and Oliver had previously expressed a willingness to run. Ballots for the Board were distributed as were self-nominating forms for the vacant chair positions for the Common Grounds, Pool and ARC committees.

Treasurer's Report: Teresa reviewed the 2018 budget, the 2019 year-to-date, and the projected final status of the 2019 budget. Handouts provided.

Committee Reports:

- a. Activities: Kimberly Christianson filled in for Chair Amy Lane and provided a brief summary. Bunco coordinator Lena Towler said the bi-monthly women's gatherings were open to anyone looking for fun, friendships, and food.
- b. ARC: Chair Teresa Waller stated the ARC had reviewed and approved seven project requests. Two lawn deficiencies were adequately addressed without formal nonconformance notifications. Two notices were sent for violations regarding overnight parking on the street. Teresa also noted we continue to have issues with vehicles blocking mailboxes during the day. Handout provided.

- c. Common Grounds: Gary Chullino reviewed 2019 expenditures. Special projects included: replacement of irrigation backflow valve; addition of shelving in the poolhouse storage room; removal of fallen tree in detention basin. Gary also pointed out the submeter installed in 2012 had saved the HOA \$5700 through 2018. Handout provided.

Old Business: Teresa reviewed the following items from the 2018 Annual Meeting:

- a. By-Law Amendments:
 - i. Eliminate Board Term Limits: Membership disapproved.
 - ii. Allow Compensation for Board Members: Membership disapproved
- b. Non-Compliance Letters: The Board stopped issuing warnings and instead sends formal non-compliance letters.
- c. The irrigation system winterization vendor for 2018 was Montgomery at \$40.
- d. Contracts:
 - i. The Olympic Pool contact was renewed for 2019
 - ii. The Constable Sanitation contract continues through 2021
 - iii. Board to seek bids for Lawn service and insurance
- e. Items from Membership/Open Discussion
 - i. Members suggested the Board should consider having the books periodically audited
 - ii. A member had a question about the unofficial Facebook page associated with Savannah Ridge
 - iii. Membership expressed appreciation for Joe Fennessy's service to the neighborhood
- f. Results of Election: LeeAnn Sinclair, James Towler and Teresa Waller were elected to the Board.

New Business:

- a. Collection of ballots
- b. 2020 Dues: Teresa presented the Board's proposed 2020 budget which includes an assessment of \$545 (up from \$495). She said the need for the increase would be explained during the next topic.
- c. Pool Repairs: Teresa discussed a bid from Mid-America Pool Renovation to replace the coping and caulk on both the main and kiddy pools for \$25,990. Based on a favorable referral from our pool service vendor (Olympic), the Board recommended accepting the bid. Membership requested the Board obtain at least two additional quotes. This repair would almost drain the set-aside fund, so the Board recommended the dues increase above to start replenishment of that fund.
- d. The irrigation system winterization vendor for 2019 is again Montgomery at \$40 (dates TBD).
- e. Contracts:
 - iv. American Family will remain our insurance carrier
 - v. The Olympic Pool contact will be renewed for 2020
 - vi. Tobin lawn contract runs through 2020
 - vii. The Constable Sanitation contract runs through 2021
- f. Items from Membership/Open Discussion
 - iv. A member insisted the pool parking lot requires immediate attention. The Board explain a bid is expected from a fourth potential company, but budgetary issues may limit our options (see Pool Repairs above).
 - v. Members expressed concern about the Board having approved a sand volleyball court for a prospective homeowner. The Board explained only the concept had been approved and that final detailed plans must be provided and approved prior to construction.
- g. Results of Election: Paul Dodds and Oliver Helfrey were elected to the Board. Tara Cox said her husband Nick would chair the Common Grounds Committee. Kristan Tilghman stepped up to become Pool chair. Rose Scanlon and Jeanne Peve agreed to take over the ARC.

Adjournment: 8:37 pm