

GREEWAY FIELDS HOMES ASSOCIATION
GHFA BOARD MEETING Minutes
APRIL 17, 2017 – 6:30 PM at Sarah McCracken home – 450 W 62nd Ter

1. **Call to order-** 6:29pm
2. **Welcome John Weber** - newly appointed board member to replace resigned role of David Slawson
3. **Review / approve agenda** - **Clem, motions to approve as written, all in favor. APPROVED.**
4. **Open issues:**
 - a. Review / approve minutes from March 2017 GHFA meeting
 - b. Mark One landscape damages Wornall Rd – Soil Service completed work, still pending payment of \$3,137 from Mark One. They provided a PO to Soil Service for the amount, check cut date around 4/10/17, but has not arrived at Soil Service to date.
 - c. Snowplow, Insurance and landscaping - all past due invoices have now been paid.
5. **Invited guest visitors – United at Southwest (education vision for Southwest High School overview)**
6. **New business:**
 - a. **Finance update:**
 - i. Treasure update
 - ii. GFNCID estimated funds projected for major maintenance projects in 2017.
 1. FYE April 30, 2017 liabilities due approx. \$11,960.11
 2. CID Bank account balance March 30. \$82,018.03
 3. FYE Bank account balance \$70,041.92
 4. 2017/2018 FY Budget \$48,020.00
 5. **CID funds moving to Major Maintenance: \$22,021.92 for 2017/18 improvements**
 6. Both Sarah & Clem recommend holding back \$5K in reserves until 2018.
 - a. Approx. \$17k available for major maintenance in 2017.
 - iii. GFHA Bank Certificate of Deposit - CD discussion to pay for fall festival.
 1. **Clem, motions** to cancel out mid-term the certificate of deposit held by GFHA in amount of: \$10,175.25 with Country Club Bank taking the term penalty at approx. 2 times earned interest during period which will be under \$10. Funds will be moved to GHFA bank account and motion also requests a max budget of \$5,000 to pay for the fall festival celebrating the Centennial. **MOTION APPROVED.**
 - iv. Church HOA dues invoices – still not paid for 2017. Note these deposit as an income into GFHA funds. Requested HA-KC to follow up with both churches on payment.
 - v. GHFA Annual payment letter – Was not sent in January 2017. Clem is working on final draft to send by end of April 2017 to fulfill our legal notice of payment.
 - vi. GFNCID – Annual parcel assessment required for the CID to allow Jackson County to assess all the parcels within our district. HA-KC advised they did complete in 2016 and are on for this work again with a deliverable due date of June 30, 2017.
 1. Approx \$500 to HA-KC to perform this service.
 - b. **Expense Reimbursement process**
 - i. Board members with approved personal expenses should fill out a soft copy expense report, with scan copy of receipts. Email to Sarah & Clem for approval / coding to correct budget. Sarah or Clem will email to HA-KC with the board member due for payment. HA-KC usually cuts a check within 10 days.
 - c. **HA-KC review and contacts**
 - i. Sam Wilson – Director / CPA
 - ii. Nicola Price – Invoice payments, monthly ledger

- iii. Patty Steele – Newsletter printing, mailings, HA-KC website update for Greenway, home owner tax payment with Jackson County parcels
- iv. Jana Short– welcome packet mailings, deposits HOA dues

d. Newsletter Updates

- i. 2017 target dates for (3) publications sent out in April / Jun / Sept. Great job getting April newsletter out with short notice as a new board.
- ii. Newsletter advertisements dropped, last minute decision by Clem, Pres for April as we are running free ads for those listed. Clem want to review about raising the GFHA management fee under the CID to cover newsletter annual costs so we do not need ads. Thoughts?
 - 1. Clem will check with Husch Blackwell to see if we can add newsletter expense to Management Fee paid through CID (approx. \$1,500 annual cost)
- iii. Articles, anyone can write a quick article and submit – typical article is short approx. 350 – 500 words. Please submit them to Joe for future editions.

e. Centennial Planning - Fall Festival

- i. As previously noted, funding for events cannot come from GFNCID as those funds are reserved for budgeted services / improvements only within the district.
- ii. Breaking terms on the GFHA CD will allow us funds to be used for a fall festival. Recommended maximum budget is \$5,000.
 - 1. Street closure of Meyer will not be cheap permits close to \$1K
 - 2. Also, if Meyer is closed we must have event open to public, admission fees, etc.
 - 3. Recommend the event be held at Greenway Fields Park (63rd / Valley) we can block off with permits both Valley Rd / Summit St from 63rd St south to Greenway Ter.
 - a. Anticipate the city water leak will be resolved by summer – Clem has been driving multiple city representatives very vigilant for resolution.
 - b. Clem recommends Laura Masterson be the lead for the planning committee from here forward.
 - c. Laura will coordinate with previously identified volunteers.

f. Security Updates

- i. Latest crime events with only 3 incidents since March 1, 2017.- Joe

g. Landscaping

- i. Spring cleanup review – Soil service has done a great job at cleanup even though some residents had concerns with trim on rose bushes, lack of grass at parks, etc. Reminder we are in repair mode when invoices did not get paid, work stopped previously. Clem reminded residents to be patient and some took this as offensive. Sorry that a few residents are not seeing the actions of this board, but everything is falling back in line like residents have come to expect. We need to remind residents that the board is the stewards of the neighbors and it's a democratic process at heart. We were elected to make decisions for the overall good of the neighborhood and if a select few residents do not like some aspects of changes then should have voiced concerns at the annual meeting, which is the correct time and place. A reminder to all we are a volunteer board and our majority votes on topics carries for the overall good of the neighborhood.
- ii. KCMO Water Leak – City completed a massive 10x12 pit in the south lanes of 63rd St. water in pit but not on exposed 12" water main. Crews have 62 feet between original pit at Summit to the pit at the middle of park retaining wall.
- iii. Park Trees Prune by KCMO Forestry Dept. – Clem reached out with 311 case, meet Kevin LaPointe (City Forester) at the park. Kevin advised all trees are past due on clean / prune and he would get that on his list for crews to complete. This will be zero cost to our CID as the entire traffic island is City Right of Way Property. Kevin also mentioned the maple tree by the playground needs 3 – 4 inches of dirt added over the roots, and recommends mulch be added over for fall hazard. Kevin talked about the cutting of the roots out of the playground and that they need to be clean cuts to remove surface roots, like pruning shears or the tree could have issues.

- iv. Statues at the park – Does anyone recall who mentioned at 2016 meetings about possible molding of the statues, in the event one would break when leveling is attempted? The reality is they are in very bad shape being close to 90 years plus, with cracks from the face through the middle of statues toward the base. Planning now for what might be once the water leak is fixed.
 - 1. **Clem motions** the statues and curved winged lion bench remain in its current place at the north end of park. Noting the space is too small to be a kick ball area for kids. **MOTION APPROVED**
 - 2. Clem recommends the once the leak is fixed the statues be raised and placed into poured concrete pads.
 - 3. Clem recommends the placement of a paver base octagon shape in front of the bench with a central raised planter where a finial on a pedestal can be placed as a focal point. This will be a future expense if the board approves.
- v. Additional infant swing – Recommend we reshape the rubber mulch box to add a second infant swing on the Valley Rd side of the playset. **Clem motions** to approve purchase of additional infant swing with support bar with approx. **spend of up to \$700. MOTION APPROVED**
NOTE: additional infant swing quote came in at a cost of \$889.22 including shipping. **Clem motions via email 05/04 to allocate and additional \$189.22 due to shipping costs. MOTION APPROVED via email.**
- vi. Playground box repair / reshape, and mulch around maple with 12-inch plastic barriers and approx. 3,000 to 4,000 pounds of rubber mulch added to fill in and refresh with approx. **spend of \$1,200. Clem motions** to approve purchase of additional plastic barriers and rubber mulch from Rooster Rubber Mulch in KCMO. **MOTION APPROVED**
- vii. Park Benches - Need to replace old splintered. Board selected a bench style and one neighbor said it looks like McDonalds playland. Clem feels once all improvement is complete it will come together as a whole and not look cheap or like a playland at a fast food joint.
 - 1. **Clem motions** to remove the existing wooden bench at the playset and order (2) 6 foot benches that will be bolted to a poured concrete slab placed under each bench, slabs will prevent maintenance issues in the future and prevent theft as they will be bolted in place. Two bench costs **approx. \$3,000** and concrete and labor **approx. \$ 2,400. MOTION APPROVED**
 - 2. Additionally, when digging to place concrete pads for benches, dirt will be removed, Clem recommends the use of a contractor to place 6 inches of dirt along Summit retaining wall and regrade one area of the park so we have a path of good drainage toward Valley Rd. Grading labor would be included with the concrete and labor costs listed above to improve grading along the current swamp path, a small 3 – 4 inch grading cuts is all it would take to resolve grade issues. Cost is already included in the \$2,400 listed as labor for concrete bench pads. Approved with previous motion.
- viii. Trees plantings – Beth sent a list of possible tree locations to show there is a need. Board agrees there is a need, but the current list needs resident approval for tree placement and the commitment of resident that they will water and care for the tree before GFNCID spends funds to place a tree in the city easement. Clem, noted he has neighbors on his block, their tree is dead but he never once saw the resident water the trees from the original planting in 2013.
- ix. Arches Valley - entry to old Wornall Manor (Arbors restored) – Concrete and stone are in very bad shape, freeze thaw of the years has missing concrete and actual stone cracked that will likely need replaced. Clem has requested bids to see what our options are. These columns appear to need a very large amount of work which will not come cheap. Directors encouraged to contact any masons for bids.
- x. Monkey Island
 - 1. Pergola (restricted per bylaws).
 - 2. Residents are in favor of landscape improvements, additional redbud trees, and would like an autumn blaze maple near the center of the island

3. Residents asked for a fountain – not possible, no electric / water meter at the island. Cost to add water / electrical service to code would exceed \$20K.
 4. Soil Service has a plan that would move plantings and add necessary items.
 5. Benches along central path - Two 4 foot benches costs approx. \$2,000, concrete pad and labor approx. \$ 2,000. Clem, thinks benches should be tabled for review in fall 2017, as we first must get landscape redesign / moving of plants complete.
- xi. Review bids of landscape improvements by zones - options for 2017 / 2018
1. **Clem motions** Monkey Island landscape planting, path only - **\$1,841.** for small path and transplanting with Soil Services. **MOTION APPROVED.**
 2. **Clem motions** Greenway / 63rd Entry landscape to make the beds look more mirror finish with use of lirioppe along 63rd St & Wornall, removes grass and need to mow 10 feet with Soli Services. - **\$1,533.30.** **MOTION APPROVED**
 3. **Clem motions** Meyer perennial replacement with Soil Service **\$139.90.** **MOTION APPROVED**
 4. Clem motions for Perennial additions with Soil Services to Greenway Fields Park - **\$500.** **MOTION APPROVED**
 5. Clem motions to remove grass and need to mow and plants lirioppe in the ring around the raised bed at 400 block of Greenway Terr circle landscape - **\$2,681.30** **MOTION APPROVED**
 6. Yew additions to Greenway Fields Park – not bid open for discussion, but might be best as at 2018 planting.

7. Next meeting date: May 15, 2017, 6:15 at Clem’s House, 6430 Wornall Terrace.

8. Adjournment – Motion to close.

Minutes Submitted by: Derek Ramsay