

**TIMBER HILL ESTATES
GENERAL MEETING MINUTES
DECEMBER 7, 2009**

1. Treasurer's report:

- a. October's financial statements were presented. Ms. Doleshal noted that the \$6,650 budget overage in the year to date income statement under "Retention Pond Maintenance" was actually an item that was approved after the budget was created. The budget was not updated to include this item before it was given to our new management company, Homes Association of Kansas City.
- b. A listing of all 2009 expenses was distributed to the meeting attendees. Questions were asked and answered concerning various expense items.
- c. Questions were asked concerning the contractor hired for snow removal in 2010. Concern was expressed regarding proper sanding of hills in the neighborhood and plowing the cul-de-sac. It was noted a different contractor was hired for 2010.

2. Guest speaker: Dan Tarwater, Jackson County Representative:

- a. Mr. Tarwater discussed the road expansion project on Wornall and Blue Ridge. The work should be done this summer and the intersection should only be closed for about 10 days during the expansion. There will be street lights and signals added to the intersection.
- b. The unfinished subdivision north of THE on Wornall was discussed. The developer is bankrupt, so there has been no progress. People have been dumping couches, mattresses, and other debris at the site. The possibility of installing a fence was discussed, but this is not feasible due to potential liability of someone injuring themselves on the fence. The best way to block intruders is to put up cinder blocks. Mr. Tarwater asked residents to take down license plate numbers if they see someone parked in the area.
- c. The cemetery in the neighborhood is owned by the county. Attempts to get it listed with the Historic Society have not been successful. It was suggested that THE continue to enlist volunteers to maintain the cemetery as the county does not have the funds to do so.
- d. Ms. O'Bar presented the group with an idea for planting a "living fence", consisting of small trees and shrubbery to line the outside of the cemetery. The idea is to help beautify the cemetery and keep children and others out of the cemetery. The Board asked the cemetery committee to look at the plans drawn up by Ms. O'Bar and get quotes on the plants. Ms. O'Bar and several others volunteered to do the planting.

3. **Guest speaker: Clarence Foxworthy, Homes Association of Kansas City, Inc.:**
 - a. Mr. Foxworthy explained HA-KC's purpose and distributed business cards to everyone. HA-KC has been around since 1944 and was originally part of the J.C. Nicholls accounting department. They currently manage 52 homes associations in the area.
4. **Guest speaker: Brent Parsons (THE resident), KCPD:**
 - a. Mr. Parsons stressed that all residents should have lights on the outside of their houses at night. He noticed that several garage doors have been left up on various occasions and stressed the importance of keeping lights on and garage doors closed for safety reasons. Neighbors are encouraged to look out for each other.
 - b. Safety tips include:
 - i. Illumination on the outside of the house is one of the most effective ways to deter crime. Low level lights that go to full illumination when a disturbance approaches is recommended.
 - ii. Be careful who you invite into your home (especially solicitors). Call KCPD and they will check up on any solicitors to make sure they are legitimate. "No solicitors" signs are posted in the neighborhood. Solicitors must have a valid city license. Residents are encouraged to ask to see a license if someone comes to your door. It was noted that recent magazine salesmen working the area were in fact ex criminals.
 - iii. Recently, ex criminals were seen driving around the neighborhood and "scoping it out". Make sure you are not an easy target. Keep all valuables out of vehicles and out of sight. Be careful about boxes left out for recycling. New TV boxes can be a signal to criminals.
 - iv. Call KCPD if you see anything suspicious: 234-5111, or 911 if an emergency.
5. **Two amendments to the THE By-Laws / Covenants were presented and discussed:**
 - a. The By-law amendment relating to payment of dues in full and reimbursement of approved expenses separately from dues assessment PASSED.
 - b. The Covenants amendment relating to THE dues used to pay for sidewalk repair necessary as a result of "normal wear and tear" PASSED.
6. **Guest speaker: Cathy Jolly 6th District City Councilwoman:**
 - a. Ms. Jolly informed the group that committee and city council meetings can be viewed in Channel 2. Ms. Jolly is now on the Infrastructure Committee.
 - b. The Council meets on Thursdays. 3:00 starts the official meeting to vote on dockets.
 - c. Ms. Jolly encouraged residents to call her office with any questions, concerns, or suggestions: 513-1602. Her assistant is Lisa Sturgeon.

- d. Ms. Jolly explained that she works with KCPD and attends many meetings to discuss ways to reduce crime in the city. Overall crime is down. There was a major crime sweep in October of areas experiencing the highest crime rates.
- e. The Honeywell / GSA plant on Bannister is shutting down and moving to a new location in the city. All jobs will still be maintained.
- f. Plans for the new South Patrol (KCPD) station at Bannister & Merriam is in process of finalization. Work should begin in August 2010 and completed about a year and a half later.
- g. The project at Homes & Red Bridge road should be completed in 2011.
- h. The group discussed several “leaks” noted in streets throughout the area. The City is looking into ways to fix them, especially the “spring” at Wornall and Santa Fe. If anyone in the neighborhood has information on where these leaks occur, please call Cathy’s office.
- i. Ms. Jolly suggested THE ask a representative from the KC Water Department to come to an upcoming meeting to address the accumulation of water at Santa Fe and Wornall when it rains.
- j. Questions regarding connection of sidewalks between neighborhoods were raised. Ms. Jolly offered to check on these if residents would e-mail her with the specific locations.
- k. Bannister mall redevelopment was discussed. Several leaders are looking for replacement developments or occupants since the original development plan has moved to Wyandotte County.

7. Door prizes were given

8. 2010 Board Election results:

- a. President: Brent Parsons
- b. Vice President: Paula Melton
- c. Secretary / Treasurer: Lisa Foster
- d. Board Member (2 year): Cathy O’Kane
- e. Board Member (1 year): Charlotte Humphrey

**Timber Hill Estates
Proposed Amendments to By-laws and Covenants
December 7th, 2009**

1. To be added to the BY-LAWS under Article XI "Assessments":

The existing paragraph under this section will be labeled as **Section 1**.

The following amendment, to be labeled as "**Section 2**", is proposed:

Section 2. Assessments and Expenses Incurred by Residents. Timber Hill Estates Home Owner's Association Assessments (dues) will be paid in full by all residents each calendar year. **Dues will not be offset** by any expenses paid for or incurred by any resident on behalf of or in the name of the Homes' Association.

All expenses incurred by a resident or Board member on behalf of Timber Hill Estates Homes' Association must be approved by the THE Board in writing **BEFORE** the expense is incurred. Expenses incurred by any resident without obtaining proper written approval will **NOT** be reimbursed.

Only Board approved expenses will be reimbursed in the form of a check payable to the resident. No credit for outstanding dues will be awarded for expenses incurred by any resident.

2. To be added to the COVENANTS under Article IX, Section 3.A.1.b.:

Services provided to the Owner shall further include maintenance of the sidewalks for damage incurred as a result of "normal wear and tear". Normal wear and tear is defined as damage from natural causes such as age or erosion caused by nature. Normal wear and tear will not include damage caused by home owner activity or negligence, and will also not include damage caused from tree roots.