

Timber Hill Estates General Meeting-Notes
December 6th, 2010 7:00pm
Villa Ventura Retirement Community

Board members in attendance:

Brent Parsons
Paula Melton
Cathy O'Kane
Lisa Foster

NOTICE

A *special* meeting will be held on January 10, 2011 at Villa Ventura residential center at 7:00 for the purpose of voting on a new THE board. If you want your voting voice to be heard, it is **imperative** someone from your household attend.

Residents in attendance:

Brigitte Doleshal	Brian Amick
Mark Cooper	Dale Wilson
Kay and Thomas Ward	Robert Ray
Phillip Melton	Shelby Burris
Amy Lampo	Elizabeth and Michael O'Bar
Sharon and Robert Jackson	Stephanie Beshoner

Old/Continuing Business:

Clarence Foxworthy, of Homes Associations of Kansas City presented a comparison of Revenues and Expenses as of October 31, 2009 and 2010. His report indicated that financially, we are pretty much on track with where we were this time last year, with the exception of the cost of the Living Fence installation. A copy of the report was given to all residents in attendance. Mr. Foxworthy also indicated that currently 5 residents are delinquent on their home owner's dues and 2 residents had liens against them. General questions were raised regarding current expenses, future expenditures, the possibility of lowering dues, etc. Brent indicated that he did not anticipate a reduction of dues until the reserves in the bank was substantial enough to cover any large expenditure without causing a shortage. Brent also indicated that the association had spent more than it had collected during the past two years.

New Business:

*Election of new board members was to have taken place. Unfortunately, only 2 residents had shown interest in being on the THE board. Gary Burgess showed interest in the 2 year term of Member at Large and Robert Ray showed interest in the Vice-President position. Phillip Melton suggested Brent resign as President, since 4 of 5 board members had resigned (Charlotte Humphrey, Paula Melton, Cathy O'Kane, and Lisa Foster), and there was dissatisfaction with Brent's leadership by some of the members in attendance. Brent declined to tender his resignation, as some residents do not agree with that sentiment. Since the residents present were not satisfied with the ballot as it was presented, Stephanie Beshoner made a motion to push the vote to a future date so as to give all residents time to talk and put together a proper ballot. Shelby Burris made a motion to move the vote to a special meeting on January 10, 2011. The special meeting will be held at Villa Ventura residential center at 7:00 pm. Lisa, Paula, and Cathy were asked to stay on in their respective positions until that date, even though they had submitted their resignations effective December 31th, 2010. In compliance with the bylaws, the president is to arrange the meeting and inform the eligible residents in the form paper notification and also via electronic mail. Residents are to be informed no less than 14 days from the date of the special meeting.

*Update on "The Woods of Summerset"-

Brent shared the following:

- The developer had applied for tax credits from the state.
- City Council members, John Sharp and Kathy Jolly support Timber Hill Estates' and surrounding homes associations' initiative to stop the development.
- City representatives pledge to Brent and other leaders that city money will not go toward tax abatements or other funding of the project.
- The city can do little to stop the developer at this time, but the community will be heard as part of the approval process. If he has the money, he can move forward with the project in its current form which was grandfathered in by the city. The developer indicated that state funding of the development is required for his current business plan.
- The developer's application will be up for consideration by the state in February or March of 2011.
- Brent stated that he had been attending meetings and is working with area leaders in an attempt to stop state approval of funds. It is Brent's understanding that at this time, NO state funds would be awarded.
- There were general questions about the development, and several residents shared concerns regarding the number of "low income" housing projects in south Kansas City.

*Misc.-

There was discussion throughout the meeting regarding several topics:

- Brian Amick, Brigitte Doleshal, and Mark Cooper expressed concerns regarding the issues with the current board. There were concerns about dissension among board members, the board keeping issues "secret" and not sharing them with the residents or soliciting input from residents, or residents asking board members to solve problems between residents, taking sides, etc.
- Brent expressed concerns that DiMartino lawn service was coming out too frequently and this was contributing to the associations added expenditures. He intends to discuss this matter with Chuck DiMartino, as he would like to see the expenditures more strictly controlled. Brent also expressed concerns over the increased amount of money spent on annual flowers planted at the entrance. He feels the plantings are replaced too often, adding to the increased expense of lawn and garden care* (*see below*).
- Sharon Jackson recommended looking into leadership and management training for future THE boards so the members can resolve problems and issues internally and provide more productive leadership to the neighborhood. Bob Jackson also expressed the need for better communication among board members and suggested that for the good of the neighborhood, the board should try to remain together and work out its differences.
- There were several questions regarding the bank reserves in the THE account. Brent suggested the reserves need to continue to build due to past expenditures. Brent also stated that he, and other residents are interested in examining the viability of joining with Huntington Place in an effort to gate in the two communities, or in building a community pool. Brent stated that neither initiative would be acted upon until a complete review was done, and there was a vote by all residents.
- Elizabeth O'Bar expressed concerns over snow removal. Last year some of the yards were damaged from the snow plows. It was determined that the majority of said damage was a caused by the previous contractor, which had been replaced with JT Contractors.
- Michael O'Bar made a motion to amend the bylaws regarding the due date for home owners' dues. He suggested the dues be due by January 1st of each calendar year and delinquent by June 1st. His concern was that personal property taxes are due by December 31st of each year, Christmas expenses and other expenses often arise at that time of the year, making the payment of the THE dues a hardship on some families. The motion was seconded, and Brent said he would contact Mr. Foxworthy to make said changes in the bylaws.

**Concern was expressed over the plantings at the front entrance, we did not have total cost at that time. The total cost for the three plantings was \$332 (approx. \$110/planting).*