



Timber Hill Estates

Homeowners Association • Kansas City, Missouri

Vice President – Bret Voitenko • Secretary/Treasurer – Amber Yarnevich

Members At Large – Kristi Powell & Mark Cooper

SPECIAL MEMBERSHIP MEETING MINUTES

June 26, 2012

Timber Hill Estates (THE) Homes Association (HOA) held a Special Membership Meeting at Villa Ventura on June 26, 2012, at 7:00 pm. In attendance were Board Members Bret Voitenko, Mark Cooper and Amber Yarnevich, and Association Members Brian Amick, Lisa Foster, Charlotte Humphrey, Robert & Sharon Jackson, Amy Lampo, Phillip & Paula Melton, Vinceen Riley, Kay Ward, and Dale Wilson.

Bret Voitenko opened the meeting and welcomed everyone. Everyone was asked to sign in and make updates to contact information for an updated Neighborhood Directory. The following topics were discussed and/or voted upon by the members:

FINANCIAL REPORT. The most recent Statement of Revenues and Expenses for May 31, 2012 was provided at the meeting and is enclosed in the minutes. Bret asked if there were any questions regarding the financial report. The Board was asked if a budget had been established for the year. Amber Yarnevich stated that a rough budget had been put together of regular maintenance and expenses based on the average expenditures from the last couple years. The rough budget did not include any special project expenses. Amber stated the budget estimates show the Association should have approximately \$3,000 surplus that is not expected to be spent on regular maintenance; again this is not including special projects like sidewalk and curb repairs. Amber stated that to date this year's expenditures were fairly low due to very little snow removal expenses this last winter.

SIDEWALK & CURB REPAIR. Mark Cooper presented the members with the sidewalk and curb repair proposal map. Two estimates were obtained by the Board for the repairs, and the proposal to the membership was to use A&R Enterprise with an estimate of \$7,079. Mark stated that it was difficult to find contractors willing to give bids on such a small project. A&R Enterprises did have the lowest bid, and they do annual curb and sidewalk repairs in Timber Trace Subdivision. Mark stated that it is cheaper for us to make these repairs as a group then it would be for each resident to hire someone to make the repairs.

The Board was asked how the sections of sidewalk/curb were selected for repair. Mark explained that he and Bret walked throughout the subdivision and selected those sections of sidewalk and curbs that appeared to be in the worst conditions. There was a concern raised regarding the section of sidewalk and curb at the dead end of 125th Terrace (next to Lot 14) which had not been selected even though it is in bad shape. Mark explained that the dead end section was not selected because it is not as traveled as the other sections. Mark indicated that

the selections for repair were made trying to keep a reasonable budget in mind for the Association.

The Board was asked if the Association is always going to repair sidewalk and curbs for residents. Mark explained that we are voting on this repair only and that additional votes would need to be taken for future repairs. Amber explained that one of the reasons that the Board did not want to commit to always making repairs to sidewalks and curbs was because these repairs could get expensive in the future and the Association may not always have the money. If the Board budgeted money each year to set aside for these repairs, the Association could potentially be able to make ongoing sidewalk/curb repairs every 3-5 years if needed.

The issue was raised as to why the curbs and sidewalks were in disrepair and if they would continue to deteriorate. Damage to sidewalks may or may not continue to happen. Sidewalks were installed by each homeowner's contractor and the problems are likely due to settling. Damage of the curbs may partially be due to problems from the original contractor who installed them. Previous Association Boards had numerous phone calls and letters to the City regarding the curbs condition, but the City would not force the original contractor to make any more repairs. Additionally, curb deterioration can be caused by water drainage, snow plows and salt treatment in the winter.

There was a motion and second to vote on the Homes Association to pay for and repair the sidewalks and curbs as proposed at the lowest bid of \$7,079. A vote was taken including the six absentee ballots submitted; 14 votes were in favor and 4 votes against. **The membership approved the Homes Association to pay for and repair the sidewalks and curbs as proposed at the lowest bid of \$7,079.**

Mark stated that he would contact A&R Enterprise to schedule a start date, and that DiMartino would be scheduled to follow with grass repair. Amber stated that permits would also need to be obtained from the City. Bret suggested that we schedule the repairs for late August or early September so that seeding or sodding would have a better chance of growing.

RESIGNATION OF PRESIDENT. Brigitte Doleshal resigned from the Homes Association Board last week. The Board was requesting volunteers from anyone interested in serving the remainder of Brigitte's term. The term expires in December 2013 and anyone serving is not required to serve as President. If there were no volunteers, the Board was not required to have 5 members and could operate with only 3 members. Brian Amick and Bob Ray volunteered to serve on the Board for the remainder of the term. The Board will discuss with the two volunteers and make a decision on the appointment.

It was asked if the newly appointment Board member did not have to serve as President, then who was going to serve as President. Since the membership voted at the December 2011 meeting to allow the Board to decide who was going to serve in each office, the Board will make a decision on who will serve as President after making a decision on the appointment.

It was asked which Board members terms were up this year in December 2012. Mark explained that technically all four of the current officers' (Mark, Bret, Kristi Powell, and Amber) terms expire in December 2012, because the bylaws have not yet been officially changed so that term limits are staggered every two years. Amber stated that the By-Law Committee is working on putting together a proposal to the bylaws that would include 2-year term limits for all the Board members that would be staggered.

ANNUAL PICNIC – JULY 21ST. The Board announced that the annual picnic was scheduled for July 21st. The Board was seeking volunteers to organize the picnic. The Board had set aside an \$800 budget for the picnic festivities. There was some concern raised about the date being in July because of the heat. Mark stated that the date was set for July 21st because September was busy with kids' school activities and other dates seemed to be occupied with other events. It was requested that we have tents available for shade. Phillip Melton and Kay Ward volunteered to help the Board in organizing the Annual Picnic. Amber would send out a notice to residents, and get a count of who plans to attend for ordering food.

CEMETERY BOYSCOUT PROJECT. The bronze plaques for the Mount Pleasant Cemetery stone pillars were available at the meeting for members to look at. The boy scout working on the project has not been able to get them installed yet. Amber reported that they are scheduled to install the plaques in two weeks. It was suggested that if they don't get them installed this time, that some volunteers from the Association would install them.

There was some concern that the small flags placed at gravesites throughout the cemetery were going to get pulled out or lost during a cleanup. Mark informed the group that the survey of the cemetery was completed, and that if flags were removed the survey would allow for the gravesite locations to be found again. Mark also stated there was some discussion of putting small metal rods into the ground at each flag location. The small rods would need to be installed completely below the ground so as to not create a tripping hazard, but with the use of a metal detector it would make location of the gravesites much easier and would not require a surveyor to be called back out. Anyone who knows of a volunteer group, such as another boy scout group, looking for a project might be able to assist with this.

ADDITIONAL CONCERNS BROUGHT UP BY MEMBERS.

- **Vehicles parked in streets, driveways, and cars on blocks in driveways for extended periods of time. There was also concern raised for the blocking of the sidewalk with cars.** The Declaration of Covenants Article, Section 17 states, "Parking of motor vehicles, boats, and trailers: No school buses, auto, camping, recreational vehicles, trucks, tractor or trailer shall be parked on the curb, or any unpaved area for longer than 24 hours at a time." Members expressed concern that the Association would be overstepping with concerns of cars parked in homeowners' driveways as long as it was not blocking the sidewalk or causing a street traffic hazard. It was recommended that the Board enforce the Declaration as written. The Board would include a reminder to

residents in the next newsletter regarding prolonged parking of vehicles in the street and blocking sidewalks.

- Roses at the entrance monuments need to be trimmed as they are blocking part of the sign. The Board will talk with DiMartino's Lawn Care about the trimming.
- Solar light at entrance not working. New lighting may need to be purchased if we want to light up the entrance.
- Feeding of feral cats in the neighborhood was brought up as a concern. It was requested that neighbors please don't feed the wild cats.
- Please remind neighbors to clean up after their dogs.
- Please remind neighbors to try to contain their recycling items in their bins on winding days by placing their trash bags on top of their recycling.
- Concerns were raised regarding what the plans were with the adjacent subdivision development starting up again. Mark stated that it was his understanding that the development is to begin construction again and the plan was for the construction of \$300,000 to \$400,000 homes with an allowance for rock removal on each lot.

THE MEETING WAS ADJOURNED.

Meeting minutes were compiled by Amber Yarnevich.

#308 TIMBER HILL ESTATES HOMES ASSOCIATION
Balance Sheet
May 31, 2012

ASSETS

Cash in Bank - CCB	\$ 26,207.86
Accounts Receivable	6,680.00
Less: Allowance for Non-payment of Dues	0.00
Deposits with HAKC	<u>1,000.00</u>

TOTAL ASSETS **\$ 33,887.86**

LIABILITIES

Deferred Revenue	0.00
Monthly Expense Reimbursement-HAKC	<u>848.30</u>

TOTAL LIABILITIES 848.30

MEMBERS EQUITY

Retained Earnings	21,222.89
Current Year Excess of Revenues Over Expenses	<u>11,816.67</u>

TOTAL MEMBERS EQUITY 33,039.56

TOTAL LIABILITIES & MEMBERS EQUITY **\$ 33,887.86**

#308 TIMBER HILL ESTATES HOMES ASSOCIATION
Statement of Revenues and Expenses
May 31, 2012

	Current Period		Annual	Budget
	May '12	Year to Date	Budget	Balance (over) under
REVENUES:				
Base Assessment	\$ 0.00	\$ 14,400.00	\$ 0.00	\$ (14,400.00)
Less: Allowance for Non-payment	0.00	0.00	0.00	0.00
Interest on Investments	5.46	23.93	0.00	(23.93)
Interest on Assessments	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Income	5.46	14,423.93	0.00	(14,423.93)
EXPENSES:				
HAKC Fee	58.00	290.00	0.00	(290.00)
Other HAKC Services	0.00	125.00	0.00	(125.00)
Insurance	0.00	0.00	0.00	0.00
Legal Fees/Tax/Annual Report	0.00	7.00	0.00	(7.00)
Grounds Maintenance	784.00	784.00	0.00	(784.00)
Cemetery Maintenance	320.00	740.00	0.00	(740.00)
Retention Pond Maintenance	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00
Mailbox Repairs	0.00	0.00	0.00	0.00
Snow Removal	0.00	400.00	0.00	(400.00)
Postage	6.30	107.39	0.00	(107.39)
Meetings	0.00	108.61	0.00	(108.61)
Social Activities	0.00	0.00	0.00	0.00
Newsletter	0.00	0.00	0.00	0.00
Directories	0.00	0.00	0.00	0.00
Stationery & Supplies	0.00	20.26	0.00	(20.26)
Utilities	0.00	0.00	0.00	0.00
A/R Written Off	0.00	0.00	0.00	0.00
Other (i.e., Copies, Lien fees)	25.00	25.00	0.00	(25.00)
Total Expenses	1,193.30	2,607.26	0.00	(2,607.26)
Excess of Revenues Over Expenses	\$ (1,187.84)	\$ 11,816.67	\$ 0.00	\$ (11,816.67)

TIMBER HILL ESTATES

CITY OF KANSAS CITY
JACKSON COUNTY, MISSOURI

HOUSE # in TYPE

REPRODUCED FROM
RECORDS OF THE CITY OF KANSAS CITY
PLANNING DEPARTMENT

