

Verona Hills Homes Association

Minutes for January 17, 2012 Board Meeting...Joe Davidson (Host)

Attendance: Joe Davidson, Larry Engel, Paul Jokerst, Tom Kenagy, Ed McHardie, Larry Otto, Susan Richart, Richard Scarritt, Shirley Weglarz

- The minutes from the November 15 meeting were approved with the correction that Tom is not on the Communication Committee
- Joe Davidson presented a summary of the current board and committee members which will be attached to these minutes. The positions of Vice President will be left unfilled and Larry Engel will continue to act as Secretary for the time being.
- Larry Engel presented the income statement for 2011 year end, along with a summary of judgments and significant settlements.
It was agreed that we should proceed to file liens on 11827 Washington (Moran) and 301 W 115th St. (Brumbaugh).
Paul, Richard and Larry Otto agreed to call residents that have not yet paid their 2011 dues. Larry E. will distribute the names to them.
Larry E. will also talk to Clarence Foxworthy about the interest rate being charged on the judgment balances. Our normal delinquency rate is 8%.
Richard points out that Missouri law allows 9% on judgments.
- Richard Scarritt presented the current security report. Activity continues to be light. The officers continue to encourage our residents to call 911 if they have concerns. They also indicated that the county has appraisers working in the area. They can be easily identified by their badges and ID's. After some discussion, we agreed that Richard will talk to Timbertrace to see if they are interested in sharing the security patrols, so that we might get the same coverage for less cost. Joe will provide him with a contact.
- Joe presented a summary of a meeting of the Events Committee. After some discussion we agreed to proceed with the Easter Egg Hunt, the annual meeting, and exploring the possibility of a service day/BBQ event. Joe will continue to head the committee through Easter. After that we need someone to be committee chairperson.
- Ed McHardie presented a summary of a meeting of the grounds committee and his discussions with K. C. Parks and Rec. This summary will be attached to these minutes. A formal meeting was proposed with Parks & Rec. and possibly representatives from the mayor and/or council to clarify further what the city may be willing to do regarding maintenance of trees and bushes along our streets.
Larry Otto agreed to chair an effort to repair sidewalks.
- Shirley Weglarz will report on plans for a new directory at the next meeting
- Next meeting: Feb. 21

Grounds/Common Areas Committee Meeting Minutes January 9, 2012

Ed McHardie, welcomed committee members Phil Paschang and Tom Kenagy and VH HOA President Joe Davidson. The meeting agenda had been sent via e-mail earlier in the day.

- Arbor Masters' current contract has expired with renewal affective date March 1, 2012. The 2012 proposed charges are \$27,236 up from \$26,560 (+2.5%) annually in 2011. Ed reviewed the Services Provided and proposed securing bids from (3) contractors in addition to Arbor Masters. Ed will open up the possibility of splitting the services between a Lawn contractor and a Tree contractor for the sake of financial savings.
- Ed distributed a map (Island Numbering Scheme) identifying (42) areas, including Migliazzo Park, as those areas this committee will be responsible. Ed proposed that the three committee members split the areas into (3) groups with Ed, Phil, & Tom being responsible for frequent inspection and recommendations prior to a problem developing. The committee accepted the proposal with Tom taking on the areas identified on the numbering scheme as 1-14; Ed will take areas 15-27 and the Park; with Phil taking areas 28-41.
- The common areas, aka Monuments currently have three areas wired for Lighting. The lighting at the entrance at State Line @ Minor is in need of repair. Ed examined the timer and bulbs and determined a "professional" should be contracted. Phil agreed to contact an outdoor lighting contractor who will repair and evaluate the other two locations for a possible upgrade in what type of lighting is currently in place. The committee will also evaluate additional lighting in the future.
- Joe shared with the committee the matter of the dead trees along State Line. He, Ed and Sue Fahey, immediate past Chair of VH Grounds, walked the area from Santa Fe to Minor this past September to identify the problems. Sue had previously received a bid to remove the dead trees at a cost of \$20,000. Ed felt that the City should be contacted for their official stance on accepting the responsibility for the tree removal and possible tree replacement. Joe asked the Committee to formulate a future plan for the dead tree removal, replacement, and maintenance of low hanging branches and overall vegetation cleaning up. All were in agreement that the project, due to the cost, would have to take place over a period of time with priorities given to resident complaints where reasonable.
- Due to the financial obligations imposed on the VH HOA and ultimately its residents, Ed voiced his personal goal as Grounds Chair of developing a strong relationship with the Kansas City Parks & Recreation and Public Works Departments as well as City Council membership.
- Joe asked about the possibility of the Grounds Committee taking on the additional responsibility of addressing the matter of sidewalk replacement. As Chair, Ed declined the responsibility with Joe accepting the refusal.

Post Meeting Developments:

- Ed received word and input from both Joe and Phil that the City had cut and removed three dead pine trees on the west of State Line behind the monument on Minor and State Line at the City's expense. This is contrary to what was believed to be the case regarding the City accepting responsibility. Ed agreed to contact the City as to the nature of the three trees being removed and the City's future plans, if there are any, in future removals and plantings.

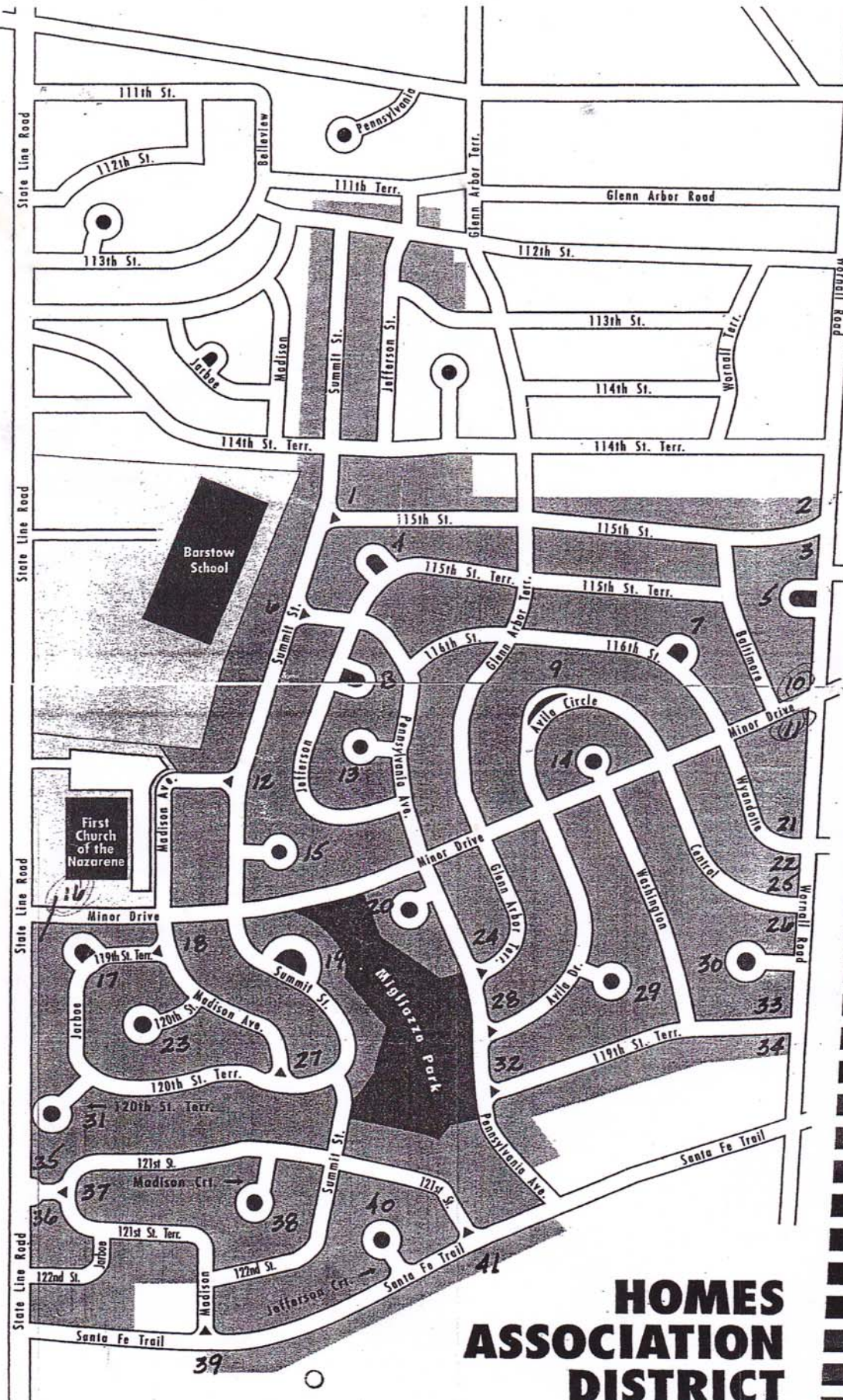
*Ed spoke with Peter Gross with the City, and found that the City was taking full responsibility of other neighborhoods with similar Associations to remove dead/damaged trees at the City expense and felt there to be no difference in doing the same for Verona Hills. At Ed's request, Peter agreed to speak with the Department Manager- Kevin LaPoint, as to the future plans the City had regarding the dead tree removal etc.

* Peter also felt that the City would also maintain/trim and be responsible for the shrubs and bushes throughout Verona Hills. Ed will get a complete understanding as to this regard before entering in discussions of the procurement of landscape service providers previously discussed. If this is the case, or even limited to the main thoroughfares (i.e. State Line/Wornall) an additional annual savings will be incurred.

* Ed and Peter discussed the additional grass cutting that VH requests from the City at Migliazzo Park at VH expense. Ed asked for a contact name and phone number of the Contractor the City uses for cutting the Park as a possible bidder for maintaining all of the common areas. Peter not only provided this information but provided yet another Company (Lotus Lawn) Ed might be interested in contacting for submitting a bid along with Arbor Master and Shawn's Lawn Service who cuts the Park.

• Ed attended the Second Friday Meeting sponsored by City Council members Sharp and Taylor who represent VH and the 6th District. Featured speakers, in addition to Sharp and Taylor, included Steve Dennis, Mayor of Grandview; Sammy Panettiere, KCMO Senior Advisor State and Federal Governmental Affairs; State Representative Jason Holtzman and Councilman Brooks and Councilwoman Circo who represent the "new" 5th District. Ed took the opportunity to speak with Taylor and Sharp thanking them for what they do for VH and specifically for addressing the icy road conditions that occurred the day before. Perhaps of equal or more significance was Ed's discussion with 5th District Councilwoman and Mayor Pro Tem, Cindy Circo. Ed has known her and her family as well as her Husband's family for many years and spoke with her on behalf of VH. I hinted that in the future I may call upon her to assist me and VH which she was extremely receptive and encouraged me to call her any time that she could be of service.

ISLAND NUMBERING SCHEME



**V
E
R
O
N
A

H
I
L
L
S**



**HOMES
ASSOCIATION
DISTRICT**

0001