

## **WESTWOOD PARK HOMES ASSOCIATION**

Annual Meeting Minutes - April 23, 2012

### Board Members Present

The 90th Annual Board Meeting took place at Pembroke Hill's cafeteria. Present at the meeting were Kirby Upjohn, Ann Nixon, and Ann Schleihs. Minutes: Ann Schleihs.

Neighbors gathered and socialized with the meeting starting at 7:00pm. About 18 people attended. Cookies, cheese and refreshments were provided compliments of Pembroke.

**BOARD PRESIDENT INTRODUCTION** - Kirby Upjohn stood in for President Aryn Roth  
- Kirby welcomed neighbors to the annual meeting. Earlier in the day Aryn sustained an injury from a fall and unfortunately was unable to attend. The board and neighbors wish Aryn well in her recovery.

### APPROVAL OF THE 2011 MINUTES

- The annual and monthly board meeting minutes are available online at [www.ha-kc.org](http://www.ha-kc.org), along with the Westwood Park board roster, newsletter, bylaws and treasurer's report. Information for all the Homes Associations of Kansas City (HAKC) can be found on the website as well.

### TREASURER'S REPORT - Kirby Upjohn

- The treasurer's report detailed expenditures for the 2011. Kirby gave a financial picture of the association highlighting the typical big expenses such as island maintenance, fountain upkeep, plantings, administration, directory, newsletter, annual picnic and postage. Island upkeep accounts for 59% of the overall expenses. Administration is 23%, utilities 7%, insurance 6% and the picnic 5%.
- Kirby stated that WPHA is in good shape financially. Kirby continued to explain that the bad debt reserves line showing a considerable net loss is due to a number of homeowners that are way past due on their homes association dues. Auditors agreed to include the debt for all those homes in the 2011 year statement. After several years, a lien is placed on all homes past due. If the home eventually sells, the money will be collected during that transaction. If a home goes into foreclosure, then the association is unable to collect.
- There are 320 homes in the Westwood Park Homes Association.

### BLOCK REPRESENTATIVES - Joan Gastinger

- Joan graciously continues to organize the block representatives. She has been maintaining the roster since 2005. There are 22 block rep positions. Currently four positions need to be filled.
- Neighborhood news and events feed through the block reps and then shared with neighbors. It's the most efficient system the neighborhood has for quickly sharing important issues.

### NEIGHBORHOOD BEAUTIFICATION - Ann Nixon

- The Ed Holland fountain island, Holly island, 51st Street island, Ward Parkway bridge beds and the 47th & State Line corner of Westwood Park are all maintained by the association.
- The fountain has been turned on for the year. Some of the lights needed to be replaced due to water leaks.

- Kudos to Ann Nixon and Martha Nagley who have kept the islands and now the park corner looking beautiful, continuing to provide neighbors and passerbyers visually appealing flowers and decorative green spaces.
- For over a year, Ron Sanell and his landscape crew have work on the islands and landscaping. The board is very pleased with his work. His number is 913-526-0515.
- WPHA paid to have the corner landscaping done in the Park. Ann N. oversaw the project that began last year. The knockout roses, daylilies, and barberry bushes look healthy after a rough start. Yearly maintenance will be trimming and mulch.
- The city added a new roof to the old shelter in the park. The next step for the city is to get bids for three new light fixtures with install expected before July 4. The broken concrete will also be replaced; addition trash cans, new benches installed, and update parts of the playground equipment.
- Westwood Park has a Facebook page. Neighbors are invited to “like” the page for updates about the park and neighborhood.

#### REAL ESTATE UPDATE - Ann Nixon

- The market is improving and houses are selling again. Ann shared a brief update on our neighborhood housing which is on the upswing. There have been a couple of foreclosures

#### ELECTION OF BOARD DIRECTORS

- Teresa Larson and Todd Bruce were reelected to the board. New term dates are 2015. Terms are three years.

#### NEWSLETTER

- The next newsletter will be later this Spring to announce the garage sale and dumpster dates as well as the annual meeting minutes.
- Any content for the newsletter can be sent to Aryn.

#### NEW BUSINESS

- The annual garage sale is Saturday, June 9th. The following Saturday, June 16th will be dumpster day. Two dumpsters will be available for yard waste and trash collection. New this year, Goodwill will be on hand to collect donations such as appliances, electronics, clothing, household items, etc.
- A neighbor inquired about the deep hole in the street at the intersection of 47th and Wyoming. It has been there for weeks and the city has not addressed it yet. Neighbors are encouraged to call 311 or go online to report this and any other relevant issues.
- Ann N. reported that investors are interested in keeping Swinney elementary school a historical building, and changing the inside to offices, a coffee shop, meeting spaces, a gym. The outside area would be landscaped. 80 parking spaces would be located in the back. People who have heard about the plan are in favor of it.

#### MEETING CLOSE

- Kirby concluded the meeting and thanked everyone in attendance. Watch future newsletters for more neighborhood information. The board looks forward to seeing everyone at neighborhood events throughout the year.