

Canterbury Estates Homes Association
Annual meeting
January 19, 2013

The Canterbury Estates Homes Association annual voters' meeting was opened by President Everett Knapp at 10 AM at the Tomahawk Ridge Community Center.

The officers were introduced:

Everett Knapp President & HAKC Liaison
Charles Metzker Vice-President & Lawn and Landscaping
William Deckert Secretary
Betsy Graverson Treasurer
Erwin Stern Civic Liaison
Dale Williams Lawn and Landscaping (Chair)
Amy Gunnarson Communication and New Member Coordinator.
Phil Kopp Communication Chair

President Knapp explained that the board activities in general were to:

- Regularly Scheduled Board meetings
- Welcome new neighbors
- Homes association directory and newsletters
- Maintain common areas and perimeter
- Annual Association Garage Sale
- Annual Block party
- Civic liaison
- Homes Association Kansas City liaison
- Approve roofing materials
- Annual meeting

Lawn and Landscaping

Dale Williams and Charles Metzker reported the lawn and landscaping activities.

- Perimeter Lawn Maintenance:
 - The drought was a problem this year and resulted in \$2,760 in watering costs to save the trees planted after the expansion of Antioch and 119th streets.
 - The lawn service, Messengers Lawn Co, two year contract is up for renewal and we will be considering bids.
 - Messengers Lawn Co has done a very good job and a considerable lower cost than other companies.
- Fertilizing, Seeding Spraying and Trimming
 - Winter seeding was done with the hope that we get enough snow and rain. But we will not be able to put reemergence on in the spring because of the winter seeding.
 - The trees in the islands were trimmed by Messengers Lawn Co

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- Christmas decorations at entrances were placed again this year by Dale.
- Flags were placed at entrances on selected national holidays.
- Roof Replacements should be approved by Dale Williams to insure that the quality meets the by laws requirements.
- Dale discussed the landscaping proposal by Becky Bullock (8274 W. 117th). For the north side of the 117th entrance. This will be taken under further advisement by a landscaping committee. Any landscaping on the north side will require and be subject to coordination with the existing owners, their possible participation and obtaining a landscaping easement.

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Civic Liaison

Erwin Stern is our Civic Liaison

- We have a new format for our Association meetings. Previously, we met at board members' homes; we now meet at the Tomahawk Ridge community center about 7 times per year, including the annual meeting.
- We have two major events during the year, the garage sale in May and the Block Party in September.
- We had a successful Block Party in September on the Woodward cul-de-sac, with great food! More food was planned and went great; we provided leftovers to the fire department. We have activities for the kids such as face painter and moonwalk.
- Call Erwin if your lawn is damaged by snowplows, to be reported to city of Overland Park for repair, or for any other civic problems in the neighborhood

Homes Associations of Kansas City

Everett Knapp described our relationship with Homes Associations of Kansas City, HAKC, Everett is the Vice President of HAKC and Clarence Foxworthy is the Director.

HAKC (formerly Homes Associations of the Country Club District) is a not-for-profit organization that provides accounting and administrative services for neighborhood homes associations. It has been in existence since 1944. Its primary focus has been to provide accounting and administrative support for neighborhood homes associations so the boards of directors of those associations are free to concentrate on the goals and objectives of the association.

We at HAKC provide a number of services to our clients, such as answering questions regarding deed restrictions, reporting complaints in the neighborhood to the homes association boards, tracking payment of association dues, filing liens, updating records regarding ownership and sending welcome packets to new homeowners.

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Communications

Phil Kopp reported on the communications:

- The Board provides periodic communications to the Association members, such as newsletters and flyers announcing events
- The Canterbury Directory will be updated in 2013 Once again; Amy Gunnarson will be gathering information from all homeowners about any changes they would like to have listed. Please notify her (913)696-1139 amygunnarson@earthlink.net or Philip Kopp (913)-663-5677 philipkopp@sprintmail.com

Trash Contract and Collection

Bill Deckert discussed the Trash contract and collection.

- Deffenbaugh remains the trash provider for 2013 the contract is up for renewal in August 2014.
- Deffenbaugh had a 5% cost increase in 2012 and could have an additional 5% in 2013.
- Yard trash is picked up 12 months as opposed to 8 months for other associations. We are charged \$2 a month per home and are in negotiations to reduce that charge. Deffenbaugh requires paper bags or a clearly marked trash can for yard waste or for branches tied bundles, 2 foot long and no more that 4 inches in diameter,
- There are recycle bins in place of the green tubs available for those who want them. For any problems associated with Deffenbaugh please contact Bill Deckert at 913-451-1877

Treasurer's Report

Betsy Graverson gave the following Treasurer's Report (next page).

- Due to increasing trash costs as well as landscape maintenance costs our dues have increased, and a motion was passed to accept the 2013 budget with dues at \$320 per home.
- We have two homeowners who are still delinquent on dues and liens have been filed.
- We have a CD for \$12,583 that will be rolled forward for another 12 months.
- Insurance cost will change in June 2013

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	Yr 2012		Yr 013					
	Actual		Budget	Budget				
<u>Association Dues</u>	(\$290)		(\$290)	(\$320)				
<u>Receipts</u>								
Base and Trash Assessment	\$30,450		\$30,450	\$33,600				
(105 homes)								
Past Dues + Fees	\$120		\$0	\$0	\$820 in A/R			
Interest on Deposits	\$150		\$200	\$200				
Balance Forward			-\$50	-\$1,574				
TOTAL	\$30,720		\$30,600	\$32,263				
<u>Expenses</u>								
Administration and Insurance	\$ 2,374		\$ 2,500	\$ 2,500	Insurance cost will change in June 2013			
Postage/Directory/newsletters	\$ 348		\$ 500	\$ 700	Directory will be published in 2013			
Social & Activities	\$ 1,451		\$ 1,700	\$ 1,500				
(Picnic, Garage Sale, Meetings, Activities)								
Perimeter and island maintenance	\$7,999		\$6,500	\$7,500				
Increased landscaping costs	*							
* \$ 1,354 Cleanup								
&Maintenance								
\$ 619 Fertilizing								
\$ 2,760 Watering								
\$ 1,827 Seeding								
\$ 1,440 Mowing								
Capital Improvements.	\$ 0		\$ 0	\$ 0				
legal Services	\$ 222		\$ 0					
Trash Collection	\$18,599		\$18,585	\$19,385				
Electric & Utilities	\$ 622		\$ 600	\$600				
Misc. other	\$ 559		\$ 200	\$200				
Total Expenses	\$32,173		\$30,585	\$32,385				
Balance	-\$1,574		\$15	-\$122				
Cash Reserves Forecast	\$25,872	(1)	\$25,952	\$25,750				
(1) (thru end Jan. annual)								

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Election of Board Members

- The following were unanimously elected to the board by the voters
 - Elected for 2 year terms
 - Erwin Stern
 - Dale Williams
 - Amy Gunnarson
 - Mark Dean
 - Continuing on 2 year terms
 - Phil Kopp
 - Bill Deckert
 - Everett Knapp
 - Charles Metzker

Betsy's service is greatly appreciated as she leaves the Board

Open Items from the Floor or Board

- A question was asked about yellow bags in the yard at 8620 W. 117th Street. Complaints can be called into Overland Park at 913-895-6370 by any homeowner or to Erwin Stern, 913-451-9457, who will call the city. The city will send an enforcement officer who will verify the complaint and send a citation requiring the homeowner to correct the violation within 10 days. The name of the complainant will not be disclosed to the violator.
- A question was asked about the removal of dead trees on homeowner's property. No one was sure if Overland Park had an ordinance that would apply. Dale Williams will ask Erwin Stern to check with the city.

The meeting was adjourned at 11:04 AM.