

# 2015 CountrySide Annual Meeting Agenda

April 22, 2015

## Agenda:

- Greetings
  
- Thank you to our Newsletter advertisers
  - Innovative Design & Renovation – Darryl Hawkins
  - Carla King DDS
  - Plaza Animal Clinic – Dr Mary Mountain
  - Oak Star Bank Mortgage Banking – Mike O’Neill
  - Brookside Real Estate Co – Jim Kraus
  - Smith Lawn and Leaf LLC – John & Charlie Smith
  - Northwestern Mutual – James King
  
- Business Items
  - Security Patrol annual report – Officer Brent Parsons
  - Treasurer’s Report
  - Special thanks to Carla King for her Welcome Basket service – Gina Canino will be taking over the effort
  - How to Research your historic home – Carla King
  - Brookside/51<sup>st</sup> development update – Tom McGee
  - Report on capital improvements
  - Main Street project and next phase at 52<sup>nd</sup>/Wyandotte – Kathy
  
- Overview of Services and Activities - Joe
  - Garage Sale – May 16<sup>th</sup>
  - Spring Dumpster Day – June 6<sup>th</sup>
  - 4<sup>th</sup> of July Parade
  - Annual Picnic – September 19<sup>th</sup>
  
- Elections – 2 positions are open
  - The following people have formally expressed an interest: Jill McGee and Mitch Burgess
  
- Open floor

## **Countryside HOA Meeting Wednesday, April 22, 2015**

Following a great dinner, the preparation of which was overseen by resident chef Mark Blanck, the annual meeting of the Countryside HOA was called to order at 7:00 PM by outgoing President Terry Rodeghier. After welcoming everyone to the meeting and a thank you to the businesses that advertise in the annual newsletter (advertisers listed on attached meeting agenda) the first order of business for the evening was a report from security patrol Officer Brent Parsons.

**Security Patrol** - Officer Parsons noted that one of the biggest issues in the neighborhood is lack of communication and the hesitancy to report suspicious activity to the police department often due to uncertainty regarding whether or not the activity warrants a call to either 911 or the non-emergency number. More communication equals less crime in an area and he encouraged everyone to make those calls. Thefts from autos (TFAs) continue to be a problem and the warmer weather has a tendency to bring about more criminal activity. Don't be an easy target by leaving car doors unlocked and valuables in plain view. Concerns were raised by residents regarding the underage drinking, partying, loud noise and trash issues at Loose Park. They will maintain a watchful eye and will respond according to the priority of the call. They will also try to monitor activities at Brookside Park. He reminded everyone that the police department, upon request, will come to your home and provide tips on making your residence more secure and if you let Kathy Arthur know when you will be out of town she will notify them and they will make extra patrol runs past your residence and keep an eye on it while you're away.

**Treasurer's Report** - (Balance Sheet/Income Statement attached) was given by Mario Vasquez (also leaving the Board this year). The income statement currently shows a loss of almost \$5,800. Current revenue was used to pay for capital improvements. The largest being the one-time, long planned, expense for installation of the monument on the island at Wyandotte and Westover (\$14,500) and the installation of landscaping to be done by Rosehill Gardens on the new islands on Main Street. Funds, specifically reserved for capital improvements, will be transferred out of the reserve account bringing the income statement into balance. The balance sheet reflects \$13,500 in unpaid dues. When dues become three years delinquent a lien is placed on the property and any unpaid dues should be collected and paid by the closing entity (title company, bank, etc.) if/when the property is sold.

**Brookside/51<sup>st</sup> Development Update** – Tom McGee provided an update on this project. The city council approved the development and a planning commission hearing is set for May 19<sup>th</sup>. Current plans are to break ground in June, move the Young Matrons building in September, 2015 and complete development by the end of 2016. The architect is HOK and contractor is White Construction. The development will include a 40,000sf Whole Foods (WF) store; 11,000 square feet of office space for UMKC staff and the student medical clinic on the Oak Street side of the development, 170 apartments comparable to the 51 Main project, and 450 parking spaces which should provide adequate parking for WF, UMKC & apartment residents. Approval has been given to allow the addition of a left-turn lane at 51<sup>st</sup> & Oak to increase safety and improve pedestrian crosswalks. The crosswalk located mid-block on Oak in front of the Admin building will be eliminated. Left-turn lanes will also be added to the north and southbound lanes of Brookside Blvd. A Community Improvement District (CID) is being created (within the footprint of the WF project development) which will result in a \$.01 sales tax increase to help pay for the parking facility.

**Main Street Improvements** – The next phase of the PIAC grant is for traffic calming measures at Wyandotte/52<sup>nd</sup> and may include speed bumps or speed tables. Many thanks to Kathy Arthur who has been instrumental in procuring the funding for these improvements which will help make our neighborhood safer for Countryside residents both in their autos and on foot.

**Upcoming Events** – \*Garage Sale – May 16 \*Dumpster Day – June 6  
\*4<sup>th</sup> of July Parade \*Annual Picnic – September 19<sup>th</sup>

**Elections** – Jill McGee and Mitch Burgess were both elected and approved as new Board members. The Board will elect new officers to take the positions vacated by Terry Rodeghier and Mario Vasquez.

Board meetings are held on the third Wednesday of each month at 7:00 at various locations and all residents are invited and welcome to attend. Please contact any board member if you wish to attend.

Jim Kraus – [jim@brooksiderealtors.com](mailto:jim@brooksiderealtors.com)

Joe Grego – [joeg213@yahoo.com](mailto:joeg213@yahoo.com)

Kathy Arthur – [kcarthurs816@gmail.com](mailto:kcarthurs816@gmail.com)

Evan Stange – [evanstange@gmail.com](mailto:evanstange@gmail.com)

Jason Pryor – [gknight591@kc.rr.com](mailto:gknight591@kc.rr.com)

Jill McGee – [McGeeFam1@gmail.com](mailto:McGeeFam1@gmail.com)

Mitch Burgess – [mitch@burgessandgreen.com](mailto:mitch@burgessandgreen.com)

**Countryside Homes Association  
Balance Sheet  
March 31, 2015**

**ASSETS**

Cash In Bank	\$ 55,898.86	
Accounts Receivable	13,456.32	
Less Reserve for Doubtful Accounts	(4,396.64)	
Deposits with HAKC	4,000.00	
<b>TOTAL ASSETS</b>		<u>\$ 68,958.54</u>

**LIABILITIES**

Accounts Payable - HAKC	14,687.26	
Accrued Expenses	-	
<b>TOTAL LIABILITIES</b>		14,687.26

**RESERVES**

Reserves - Island Improvements	19,200.00	
Reserves - Unallocated	40,843.30	
Current Earnings	(5,772.02)	
<b>TOTAL RESERVES</b>		<u>54,271.28</u>

**TOTAL LIABILITIES & RESERVES** \$ 68,958.54

**Countryside Homes Association  
Income Statement  
YEAR TO DATE**

**REVENUE**

Assessments	\$ 56,534.53
Interest	1,572.55
Other Income	290.00
<b>TOTAL REVENUE</b>	<u>58,397.08</u>

**EXPENSES**

Administration	3,676.20
Insurance	1,220.00
Postage	533.50
Newsletter	315.00
Maintenance & Cleanups	6,215.00
Security	23,040.00
Snow Plowing	-
Social Activities	3,353.15
Capital Improvements	25,627.50
Other	188.75
<b>TOTAL EXPENSES</b>	<u>64,169.10</u>
<b>NET INCOME (LOSS)</b>	<u>\$ (5,772.02)</u>