

2016 Annual Countryside Homes Association Meeting

Monday, April 11, 2016

Following dinner, the annual meeting of the Countryside HOA was called to order at 7:00 PM by President Jason Pryor by welcoming everyone to the meeting and introducing current Board members. The first order of business for the evening was a report on the security patrol from Detective Brent Parsons.

Security Patrol - Detective Parsons commended residents for their vigilance and awareness with regard to reporting suspicious activity to the police department as well as notifying other neighbors, often through the social media app Nextdoor. Countryside hires off-duty officers to patrol the streets of our neighborhood 16 hours per week (four 4-hour shifts) during which time they are dedicated to our area. The shifts vary from week-to-week so no pattern of coverage is detected by potential criminals. Last fall after 8 years at a rate of \$30 per hour the rate was increased to \$35 as a result of a minimum pay increase for officers willing to work off duty. Officers work from their patrol cars and have access to on-duty officers in the event they are needed. There are currently more requests for off-duty officer work than there are officers willing to work therefore, the Board deemed it reasonable and prudent to continue security patrols at the increased rate in order to maintain patrols by officers that might otherwise be incentivized to accept other off duty, higher paying jobs. Detective Parsons also stated that residents should not hesitate to call 911 when solicitors come to the door. If they are legitimate they will have identification and will not feel harassed when stopped by an officer. Likewise, if they have ill-intent they often become argumentative and uncooperative and officers submit reports to which allows him to build an "MO" to compare to other reports which will aid them in their efforts to stop possible criminal activity. If you are going to be out of town you may contact Kathy Arthur, kcarthurs816@gmail.com, and she will request that your property be monitored a little more closely by security patrols.

Treasurer's Report – Evan Stange distributed the HOA Balance Sheet and Income Statement (attached). Accounts receivable primarily consist of unpaid dues which is lower than last year, but unfortunately, the reserve for doubtful accounts has increased by over \$3,000 (primarily dues that are deemed to likely be uncollectable). 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. Motion was made and seconded that the report be approved. Those in attendance voted and approved the report as presented.

Main Street/Wyandotte/PIAC update – Island work and bump outs on Main Street are completed and landscaped. The 15 metal signs currently in place will be replaced by 8 signs on decorative frames and poles that blend better with the historic nature of the area. The curb on the opposite end of the islands will be painted yellow to draw drivers' attention to their existence. Speed "humps" on 52nd and Wyandotte were also completed last year. This year, \$100,000 of additional PIAC funds, along with \$30,000 being carried over from last year, will be applied to improvements for the intersection of Brookside Blvd, Westover and 54th Street. In the past five years Countryside has been the recipient of over \$300,000.00 in PIAC funds for traffic calming--our tax dollars being returned to us. Additionally, resident Rachel Russell requested money from PIAC to add additional swings to the park at 52nd Street and was awarded \$5,000. There will be a meeting on Sunday, April 17th at 4PM at the Plaza Library to discuss other proposed improvements to CountrySide Park with Parks Department staff. All are welcome.

Maintenance - The Board solicited 3 bids for landscaping and maintenance of the islands/parks and awarded the bid to Canopy Tree for service in 2016.

Brookside/51st Development Update/Other area news – Sanitary and storm sewer work on the Whole Foods location has been completed and the installation of the piers is nearly finished. The design for the façade of the parking structure is being finalized. Plans will be presented to the neighborhood as soon as they are available. The 51Main apartments are 99% leased and currently 90% occupied. Retail and restaurant tenants are still being sought with the intent being to find local, unique companies to occupy the available space. Stock Hill Kansas City

Steakhouse, a Bread & Butter Concepts restaurant, is slated to open in the former Board of Trade building in November.

Business/Board Elections – Joe Grego is leaving the Board and Katy Martin was elected to fill the vacant seat. An increase in the annual HOA dues of \$10.00 a year was proposed by the Board to cover the increased cost of security. Motion was made and seconded that the increase be approved. Those in attendance voted and approved the annual increase.

Board meetings are held on the second Tuesday of each month at 7:00 at Nick & Jakes and all residents are invited and welcome to attend. Please contact any Board member if you wish to attend.

Finally, if you have any suggestions or ideas you would like the Board to consider, a form is attached for your use and may be submitted to any of the following.

Jim Kraus – jim@brooksiderealtors.com

Kathy Arthur – kcarthurs816@gmail.com

Evan Stange – evanstange@gmail.com

Jason Pryor – gknight591@kc.rr.com

Jill McGee – McGeeFam1@gmail.com

Mitch Burgess – mitch@burgesslawkc.com

Katy Martin – katy.g.martin@gmail.com