

May 18, 2021

Minutes of the Country Side Homes Association Annual Meeting

— via Zoom —

In attendance:	<u>Officers:</u> Jason Pryor, President Mitch Burgess, Vice President Evan Stange, Treasurer Season Burnett, Secretary	<u>Directors:</u> John Legg Jill McGee
Absent:	—	Jim Kraus

President Jason Pryor called the meeting to order at 6:02 p.m.

COMMUNICATIONS (SEASON BURNETT)

- Season discussed her work in using MailChimp for emailing HA members and Nextdoor for social media outreach to HA members. She also discussed her consideration of creating a Facebook Group for CSHA
- She also showed a copy of the 2021 Neighbor Information Sheet & Survey which she created & sent out to all homes in the HA (479 total, each one tailored to each specific property and homeowner(s)), shared that 53% of them have been returned, discussed the breakdown of responses regarding volunteering and comments received from homeowners. Season also mentioned the queries/requests by a few homeowners regarding whether the information collected would be put into a new CSHA directory, and that she's leaving that open for now until more surveys are returned and permission can be garnered from homeowners to share their information, etc.

TREASURER'S REPORT (EVAN STANGE)

- Evan discussed how CSHA's finances have evolved since his presentation of them at the 2019 Annual Meeting. He mentioned how the addition of Crestwood Condos to the CSHA, and their dues payment, has increased funding for our off-duty KCPD patrols. Because of the COVID-19 pandemic shutting down all social activities, most of those usual expenses went down for 2020.
- Services provided as a percentage of the CSHA budget:
 - Off-duty KCPD patrols 48%
 - Maintenance, Dumpster Days 27%
 - Administration/Insurance 13%
 - Social 12%
- Dues — Of the ~480 properties in the CSHA, 24 (5%) of property owners are delinquent on dues; 11 of those 24 have liens placed on their properties due to non-payment of dues.

Country Side Homes Association		
Balance Sheet		
March 31, 2021		
ASSETS		
Cash in Bank	\$30,859.06	
Accounts Receivable	16,369.88	
Less Reserve for Doubtful Accounts	(8,082.26)	
Deposits with HAKC	<u>4,000.00</u>	
TOTAL ASSETS:		\$43,146.68
LIABILITIES		
Accounts Payable – HAKC	4,808.39	
Accrued Expenses	<u>0.00</u>	
TOTAL LIABILITIES:		4,808.39
RESERVES		
Reserves – Island Improvements	0.00	
Reserves – Unallocated	18,317.28	
Current Earnings	<u>20,021.01</u>	
TOTAL RESERVES:		<u>38,338.29</u>
TOTAL LIABILITIES & RESERVES:		\$43,146.68

Country Side Homes Association		
Income Statement		
YEAR TO DATE		
REVENUE		
Assessments	\$70,057.39	
Interest	1,670.29	
Other Income	<u>0.00</u>	
TOTAL REVENUE:		\$71,727.68
EXPENSES		
Administration	3,784.00	
Insurance	1,634.08	
Postage	993.17	
Newsletter	0.00	
Maintenance & Cleanups	11,889.00	
Security	30,080.00	
Snow Plowing	1,395.00	
Social Activities	601.53	
Capital Improvements	0.00	
Other	<u>1,329.89</u>	
TOTAL EXPENSES:		<u>51,706.67</u>
NET INCOME (LOSS):		\$20,021.01

MAINTENANCE (MITCH BURGESS)

- CSHA recently hired Hermes Landscaping for our new maintenance company; they started work about two weeks ago. They will be putting some Summer color into the urns on the islands by at least June 1. The Main St. islands have been difficult to find the best plants for and maintain (due to shallow beds, heat/cold, Winter road salt, etc.), but we have high hopes for Hermes' success there.
- 52nd St. & Brookside island — Without giving the Board any notice beforehand, the City of KCMO Public Works Dept. has been working on a final piece of the traffic calming projects (funded years ago via PIAC), with both good and less-great results (e.g., traffic is one-way now as you exit onto Brookside, though it's two-way on the north side of the island; the monument on the now-enlarged center island is off-center). The Board is taking a wait-and-see approach to whether to do anything about these recent developments. Jason mentioned that this work is also part of the City's ADA accommodation work (there wasn't any ADA access at that intersection beforehand).
- One neighbor brought up that 55th St. isn't a good spot for the Japanese Maples which were planted there a few years ago (traffic pollution, etc.), and queried whether there is any City program which would help CSHA replace the trees with a more hardy species. Upon discussion, it is believed that Bridging the Gap has done work in the neighborhood with tree replacements; the Board will look into possibilities.

SOCIAL (JILL MCGEE)

- Evan shared that the next Dumpster Day will be Saturday, 6/26/21, 8am – noon, at St. Teresa's in the south parking lot (as usual). The Autumn Dumpster Day will be on Saturday, 9/25.
- Jill expressed thanks to the volunteers and attendees who made the (carefully-spaced and pandemic-responsible) 2020 4th of July bike parade and this year's Easter Egg Hunt successful.
- There will be an Autumn picnic this year! We don't have a date set yet (though it'll be sometime in September) and logistics are being worked out to keep everyone safe and comfortable but still having fun; the main goal is to give neighbors the opportunity to get together again safely. VOLUNTEERS ARE WELCOME! 😊
- The Board is very much looking forward to resuming normal activities going forward!

SAFETY (JASON PRYOR)

- KCPD Sgt. Hanriot was, unfortunately, unable to attend today's meeting. The usual safety recommendations still apply (lock your vehicles, don't leave things visible inside your vehicle, install good lighting around your house, be aware of your neighbors...). Jason invited homeowners to contact him or Kathryn Strupp (at 54th & Main, 402-881-9745), who is our KCPD liaison with questions or concerns — also if homeowners are going out of town and would like the patrols to check on their house, if they would like a general safety check done, etc.

- New “no parking” signage on 52nd, Concord, 53rd St., 53rd Ter., and 54th St. (between Wornall and Wyandotte) — Jill expressed thanks to all the neighbors who cooperated in getting this accomplished. The signs were needed because, when vehicles are parked along both sides of these streets (as often happens when Loose Park is busy), contractors with large vehicles and trailers and (more importantly) emergency vehicles can’t get through to access the homes on those streets. Signatures were gathered from all the homeowners on each block (75% - 80% were required) and turned in to the City, which promptly lost them (!), so the process was repeated. The south side of these streets was chosen for the signs because that’s where the fire hydrants are located. The signs have been installed and are *mostly* effective — if a homeowner sees a vehicle parked in a “no parking” area, they can call Kathryn/Jason/Sgt. Hanriot/KCPD to (at least) ticket the vehicle.

OTHER BUSINESS

- Deed restrictions — Having been prompted by a new neighbor who discovered illegal deed restrictions in their deed, the Board investigated the Missouri statutes regarding deed restrictions (442.403 R.S.Mo.). Jason pulled from the Jackson County Recorder’s files the originating deeds and plats for all nine subdivisions which make up Country Side Homes Association and, discovering that four of them had illegal restrictive language, Jill typed up Amendments for all four of them (a huge effort, especially given the poor scan quality of the original documents), with the restrictive language removed (that is the only change allowed, per the Statute), and Mitch reviewed the Amendments for legal compliance. The Board also unanimously passed a resolution indicating that we were drafting and recording the Amendments. The Amendments were recorded with the Jackson County Recorder on 12/9/2020. The original deeds and plats cannot be removed from the public record, but CSHA homeowners can rest assured that the CSHA Board has done everything it can in this regard to provide a welcoming, inclusive environment to all of our neighbors. To the best of the Board’s knowledge, we are the only Board which has taken this action regarding restrictive language in its homes association’s original documents.
- Ongoing KCMO infrastructure projects (streetcar developments, Water Dept. upgrades, UMKC Master Plan, etc.) — Jason invited homeowners to contact a Board member if they’d like to receive ongoing information about these projects, or information about how to sign up with the entities doing the work as they provide updates.
- Bryant Elementary — Shannon Jaax (KCPS Repurposing Director) left a voicemail with Mitch saying that Bryant continues in its “mothballed” status, and that KCPS will have a further update in the Autumn. The Board continues to be in contact with KCPS regarding Bryant. Regarding exterior lighting at Bryant, the system has been converted to a few motion-sensor lights; the Board is contacting KCPS to see about getting the original floodlights atop the school turned back on for better visibility and safety around the property. If/when further information about Bryant is shared with the Board, it will be disseminated to our homeowners.
- A neighbor queried about the status of the house at 54th St. & Wornall, whether/how the homeowners got permission to remove all the trees on the property, etc. Mitch shared that the homeowners are working with Landmarks Commission on their rehabbing of the property, and

that they have asked that any neighbors with questions contact them directly. Jason shared that, in situations like this property, the role of the CSHA Board is to connect the homeowner with the Landmarks Commission (where applicable).

- A neighbor queried whether CSHA has a program to recognize “century houses”. Several Board members stated that it’s been a goal to do for several years, and we would like to start such a program.

BOARD ELECTIONS

Although the Board has asked for anyone interested in joining the board to put their name forward, none have been received to date. Therefore, the following motions were made and passed:

- 2020 – 2022 term (2 seats, currently filled by Mitch Burgess and Jill McGee) — Jason moved that Mitch and Jill continue to serve their terms through 2022; seconded by Season. The motion was passed unanimously by those present.
- 2021 – 2023 term (3 seats, currently filled by John Legg, Jim Krause, and Evan Stange) — Jason moved that John, Jim, and Evan be formally elected and continue to serve their terms through 2023; seconded by Season. The motion was passed unanimously by those present.

CLOSING REMARKS

- As the Board continues its easing back into normality post-pandemic and is seeking its new home for monthly meetings, the meetings will continue to float among locations. The Board will try their best to keep CSHA homeowners apprised of the location for each meeting so that they can attend if they’d like to (all Board meetings are open to all CSHA homeowners).
- There has been a fair amount of turnover in the CSHA over the past year(ish); homeowners are encouraged to welcome their new neighbors and include them in activities both on their block and hosted by the HA.

With no other business to attend to, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Season Burnett

Secretary