

**Countryside Homes Association Monthly Meeting Minutes** for 12/2/09, 7:00pm CST

Meeting took place at Minsky's on Main.

**Those in attendance:**

Terry Rodeghier

Joe Grego

Kathy Arthur

Mario Vasquez

Kyle Kelly

Mike O'Neill

**7:05pm**

**Review of Minutes From Previous Meeting** – Minutes were unavailable for review due to them being completed and dispersed the day of the meeting. One potential correction was in regards to the status of our Landscaping plan for the island at Westover and Wyandotte. Terry had in fact obtained a bid for the work, however it was considerably more than we have budgeted to spend. Additionally, Mario Vasquez has secured a Landscape Architect to help create a “do-able” plan.

**7:10pm Mario Vasquez' Treasurer's Report** – We had \$41,528 in our bank account as of 10/31/09. Expenses for November 2009 were \$2,162.92 and were comprised of \$1,920 for enhanced security, \$321 for Admin fees to HACCD, and Postage of \$21.56. Historically we've kept a base amount of \$16,000 as a cushion in the account. The topic of what to do with this money was introduced with some suggestions including opening a CD or some other form of non-binding, interest bearing account. As noted last month, we're currently running short of funds for upcoming security expenses due to a shortfall in dues received and an increase in expenses. As a result, we'll need continuous evaluation to determine if we'll need to suspend the private security patrol at some point. Several home owners have not yet paid dues for this year.

Another subject being discussed was the possibility of making HOA contributions tax deductible. Our Homes Association is classified as a 501C4-Non-Profit Corp. As a result of this classification, we are unable to receive charitable contributions. We will look at the possibility of converting to a 501C3 to change this, but the outlook does not appear favorable. More to follow.

**Safety Update** – There were 2 attempted break-ins in Countryside in the month of November. One on 53<sup>rd</sup> Street and one on West 53<sup>rd</sup> Terrace. Crime report from KCPD was not yet available at the time of our meeting. However the message remains the same. Lock your doors. Do not leave items of value in plain view either at home or in vehicles. And keep your home well lit. Be diligent about reporting anything out of the ordinary to KCPD.

**7:45pm Communications Update** - Quarterly Newsletter is just about ready to go. Mario will provide an Historic District Update to include in the Newsletter and from there it will be sent. Regarding the newly created Countryside Email List, to date Terry Rodeghier has received email addresses from 260 homes/persons that wish to participate. This list will be used for the communication of Countryside specific information only including all future Newsletters and other communications.

**Social** – Christmas Lighting Contest – We've decided to continue this tradition for another year. We have, however, done away with the \$50 gift certificate to the winning house in the neighborhood. Instead, we'll be ordering more signs to place in the yard of the winning home/winning block. Goal is to have lights up and judged by 12/16/09 with voting to be done via email by Dec 16.

Annual Meeting – It's time to start thinking about subject matter and location for the 2010 Event. The meeting is scheduled for 4/13/09. More info to follow as it becomes available. Regarding our next monthly meeting, we discussed holding it at the new restaurant at 51st & Main, Jack Gage. TBD.

**Island Maintenance** – Mario will call and request a leaf pick-up for the islands from his Landscaping contact. Mario has met with a Landscape Architect to discuss a workable plan based in principal upon the drawings/drafts provided by the neighbors that have historically maintained the island Westover & Wyandotte. The Architect will be able to provide us with a plan to help us reach our goal. We're still discussing the possibilities of adding water and electric but this appears to be cost prohibitive at this point. More to follow....

Community Garden Plots – DST is still in the process of determining how to distribute the 32 new garden plots @ 51<sup>st</sup> & Main but we do know that Countryside HOA, South Plaza HOA, Visitation and Second Presbyterian have all been invited to participate. More info as it comes available.

**Special Projects** – KCPL/KC Parks Department have convened to create a plan to remove and replace the 18 trees that are dying along 55<sup>th</sup> and 57<sup>th</sup> Streets. To date, 11 trees have been located for purchase. They will be Japanese Maples and the cost is \$435/tree. Not exactly sure what the challenge is in locating the additional trees but the supposition is that trees of similar age and size are being sought for. More info to follow... This process is scheduled to begin after Jan 1, 2010. We're prepared to contribute financially as a Homes Association to upgrade the new tree selections, if necessary. Funds would be re-allocated from various designations in order to accomplish this.

**Expansion of Historic District** – Update of status will be provided by Mario and will be included in the news letter. No real new developments here from last month.

**General Topics** –

A motion was made by Kathy Arthur to send a small gift of sweets to KCPD. This motion was approved.

Increase in General Services Dues – We've begun discussing a means to institute a dues increase and put it on the table for the 2010 Annual Meeting. We've agreed that we would require legal counsel to advise us on how to go about making a permanent change to our base dues. Terry Rodeghier will inquire with Clarence Foxworthy from HACCD to determine if a precedent has been set for this process.

Adjourned: 8:30pm

**NEXT MEETING:** Wednesday, January 6th @ 7:00pm, Minsky's on Main (Or Jack Gage?)  
Joe Grego, Loyal Secretary, Countryside Homes Association.