

**Countryside Homes Association Monthly Meeting Minutes** for 8/15/2012, 7:05pm CST. Meeting took place at The Beacon on Main Street. Those in attendance: Joe Grego, Mario Vasquez, Kathy Arthur, Terry Rodeghier, Kyle Kelly, Jim Kraus, Dr. Sungyop Kim (UMKC Department of Urban Planning) Jill McGee (neighbor) and Brock Rule (neighbor).

**7:05pm-** Terry Rodeghier called the meeting to order.

**7:10pm – Dr. Kim from UMKC** – Kathy Arthur had been discussing our neighborhood's evolution extensively with Dr. Kim, and, as a result, Dr. Kim proposed providing a neighborhood Study to ascertain the temperament of CountrySide in the wake of the recent development. This report would provide an opinion or feedback on how development will impact our neighborhood. According to Dr. Kim, this issue is not unique. He discussed a comprehensive plan. Here's what's involved:

1. You must see your neighborhood in the big picture. What strengths and weaknesses does your neighborhood have? Must be realistic and objective.
2. Given the current or near future conditions, what does the neighborhood want?
3. What constraints exist?
4. What is the vision of the community? What will we look like in 20-30 years and what do we WANT it to look like in 20-30 years? What's the future direction for the community?

Then, based upon this information, we create goals and objectives that provide outcomes/results that drive us in this direction. Then, based upon this, we create a plan. This involves being proactive in creating specific plans for specific outcomes. Once the plan has been created, an implementation strategy is created and acted upon.

Dr. Kim indicated that he could oversee such a study by the end of the Spring Semester 2013. They would approach this very neutrally. The fee to conduct this study is \$10,000 to cover the administrative process, and would be paid for by CountrySide. Discussion ensued, and Dr. Kim indicated that we could expect a proposal from him, pertaining to this project/study, by early October, 2012, should we elect to go forward.

Upon the completion of Dr. Kim's presentation, discussion ensued and votes were cast by the Board on whether to spend the \$10K to conduct the study. The Board voted against this study 4-2. The prevailing opinion being that a study of this nature does not further our goal of how to adapt to the upcoming spike in Development in and around CountrySide, and how to impact traffic and potential crowding and security related issues associated with this growth. Dr. Kim's study would be directed more towards the "mood" and "mindset" of our neighbors and how to create a happy neighborhood.

**8:46pm – Traffic Study** – A contract was signed by KCMO and its vendor, GBA, to conduct this study in our neighborhood, being funded by PIAC dollars. This study will take into consideration future projections. Need to include an analysis of pedestrian and bike traffic, which was not addressed in the initial scope. This study begins at 51<sup>st</sup> Street and stretches south to 59<sup>th</sup>, west to Wornall Road and East to Oak Street.

**8:56pm – Finance** – Mario Vasquez, Treasurer, provided an update. July expenses were \$2,860, with 95% going towards security and administrative fees and postage for billing delinquent dues. Bank balance is \$80,793 and accounts receivable are \$19,818, which is largely comprised of delinquent dues.

**9:00pm – Security/Safety - Kathy** Arthur updated us. KCPD enhanced security has added a new patrolman. They have responded to several reports of strange people in the neighborhood and continue to encourage us to be vigilant in calling 911 if something "just doesn't look right" in our neighborhood. We can't be TOO cautious.

**9:05pm – Communications** – Newsletter deadline is end of August or early September. Get your articles in. Dumpster Day - is scheduled for October 10, 2012 from 8am – 12pm at St. Teresa's. 4 Dumpsters will be provided. CountrySide Picnic – is scheduled for September 22<sup>nd</sup>, 2012, from 3pm – 7pm @ 52<sup>nd</sup> Street and Brookside Blvd. Volunteers are welcome.

**9:09pm – Maintenance** – Islands – We've discussed our priorities for capital improvements. Markers, banners, street signs, trees on Main Street, etc...**The trees on Main** have been butchered by KCPL to accommodate their wiring needs. Kathy Arthur has been in touch with KCPL, which is willing to work with us on tearing the trees out, grinding the stumps and planting new trees. More negotiation will be taking place and it will cost US to replace these trees. Projects - No new news. 51<sup>st</sup> and Main is supposed to break ground this fall. STA has lowered its score board in order to accommodate a few neighbors nearby. Sidewalk on 55<sup>th</sup> & Central to get underway soon.

**9:22m – Old Business/New Business** – Problem homes like the one at 5433 Wornall and 22 E. 54<sup>th</sup> Street, continue to be eye sores to CountrySide. We will continue to work on these homeowners and their lack of upkeep and maintenance. We might need a specific person to keep up on these properties that aren't being maintained and/or co-op with KCMO in policing offenders and to help get KCMO moving towards resolving the issue. Capital Improvements were something we agreed to conduct with the funds realized from our temporary dues increase allocated for beautification. As a Board, we agree to focus our efforts on "Markers" for the neighborhood. We will begin to do our homework and will report back.

**9:30pm – Meeting Adjourned**

**NEXT MEETING:** Wednesday, September 19, 2012 @ 7:00pm @ Minsky's on Main.  
Joe Grego, Loyal Secretary, Countryside Homes Association.