

November 20, 2018

Minutes of the Country Side Homes Association Board meeting

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

Absent: — —

Vice President Mitch Burgess called the meeting to order at 7:10 p.m.

Minutes from the October meeting reviewed and approved.

Finance (Evan Stange) —

- Discussion of whether to roll HOA dues into the residents' Jackson County tax bill, whether it would be cost-effective to do so rather than our current system of mailings from HAKC & communications from the Board Treasurer.
 - Season will run a comparison of who among the dues delinquents is also behind on property tax payments & report to the Board at the December meeting.
 - Mitch suggested that we put it to a vote at the next annual meeting whether the residents want the Board to hire a collections attorney to go after delinquent residents, or continue with our current system of lien, etc.
 - Discussion was had regarding whether it's possible to have HAKC set up automatic payments for residents; nothing was concluded in this regard.
- Security services bill is \$2,000 higher than last year's bill. Evan will inquire about whether additional services are being offered for the increased amount, etc., and report to the Board at the December Board meeting.

Communications (Evan Stange, Jason Pryor) —

- Review master calendar
 - 12/11/18 – December Board meeting at Mitch's house (6:00 social hour; 7:00 meeting; followed by holiday lights judging)
 - Holiday tree pickup: Mitch will contact the man who was hired last year to see whether he's available for this winter, and advise at the December Board meeting.
- Winter newsletter —
 - Jason will email his President's letter for the upcoming newsletter to Evan.

Safety—

- Officer Cassidy is no longer our KCPD liaison. New liaison is Officer Hanriot.
- Kathryn Strupp provided the following stats for the past month:
 - Pedestrian checks/citizen contact: 30
 - Residence checks: 43
 - Calls: 2
 - Traffic violations: 18
- Fire on E. 55th Terrace – It was a grease fire. Residents have good insurance that is taking care of things. Next-door neighbors' house is charred, window glass bubbled. Neighbors on the block are helping out; homeowners may be living temporarily in one of their rental properties. Jason motioned for the Board to spend \$100 for gift cards to restaurants/Target/etc. for the homeowners. Seconded and approved. Jason & Jim will coordinate with the neighbors to get the gift certificate(s) to the homeowners.
- Car fire on 53rd Terrace – Though it was a curious incident, nobody had anything to report about it.

Social / Community —

- Autumn Dumpster Day (10/27/18) — There was some confusion on the side of the dumpster company's dispatcher, and the dumpsters were delivered to the wrong parking lot at St. Teresa's. Due to the ensuing confusion and delays (and possibly because so much was tossed out by residents at the May dumpster day), Dumpster Day was lightly attended compared to past ones. Season reported that about 47 residents brought things to dump (a couple residents had more than one load); only one trash dumpster was filled and the yard waste dumpster was half-filled. One homeowner got caught up on their dues so they could participate. (Yay!)

Maintenance (Mitch Burgess) —

- Jason presented the bid for salting/snow plowing, and it was discussed. Jason suggested prioritizing hilly roads rather than flatter stretches, but it was generally agreed that all streets should be equally important (partly because of on-street parking making even level streets difficult to drive along in bad-weather conditions). Jason will communicate further with the salting/plowing contractor and report at the December Board meeting.
- Jill suggested that, when inclement weather is expected, the Board email and post on Nextdoor and Facebook advising residents to follow the City's parking rules. Seconded and approved.

New Business —

- Rental registration – Homeowners have one month to get properties registered with the City (it must be done by the end of the year). Jason will work on the list of rental properties currently active within the HOA and present it at the December Board meeting.
- The sale of 8 E. 55th Street — Jason will contact the Realtor re marketing the property properly (*i.e.*, as a single family residence & not as a rental property, which isn't allowed by the Country Side Plat).
- AirBNB at 5 E. 54th Terrace — Jeffrey and Meggie Isom (the new owners of 3 E. 54th Ter.) attended the meeting & advised the Board re their experience with this AirBNB. Renters have been parking in the driveway shared by the two properties, coming & going at odd hours, etc. The AirBNB is being rented for \$49/night. Other neighbors on the street have also experienced problems with renters parking in ways which block traffic flow, etc. 5 E. 54th Terrace is not registered with the City as a short-term rental. Mitch will consult with a colleague who practices real estate law about the issue and possibly preparing a cease-and-desist letter from the Board to send to the homeowners of 5 E. 54th Terrace.

Old Business —

- Update re Free Hot Soup at 56th Terrace

With no further business to attend to, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Season Burnett
Secretary