### February 18, 2020

### Minutes of the Country Side Homes Association Board Meeting

In attendance: Officers: Directors: Jason Pryor, President John Legg

Mitch Burgess, Vice President Jill McGee

Evan Stange, Treasurer Season Burnett, Secretary

Absent: Jim Kraus

President Jason Pryor called the meeting to order at 7:15 p.m.

The minutes for the January Board meeting were reviewed and approved.

# TREASURER'S REPORT (EVAN STANGE)

- Delinquent dues:
  - Evan asked HA-KC to write off the remaining small balances (accrued interest) for one of our property owners and will ask that the liens also be removed (the property owner made a good faith effort to get past-due dues paid off last year).
  - Jason will follow up with the Martin Pringle law firm re what their process is for seeing whether homeowners received the warning letters last year (certified mail?) before the Board decides whether/how to move forward with regard to homeowners who are delinquent on their dues.
  - o Jason asked Evan to find out what the interest rate is for delinquent dues.
  - Mitch will continue to research and follow up with Martin Pringle firm re legal precedent for pressing forward against the more egregious delinquent homeowners and report back to the Board.
  - Jason suggested the idea of bringing to a vote at the annual meeting that the list of delinquent dues be sent out in Association emails. Jill expressed uneasiness about having such information posted online. Mitch suggested that, instead, the Board simply make the list available at the annual meeting at each table alongside the Treasurer's Report. Jason moved that the delinquent list be provided at the annual meeting as part of the Treasurer's Report; the motion was seconded by Mitch, and passed.

### COMMUNICATIONS (Evan Stange / Jason Pryor)

- Annual meeting
  - Announcement (physical mail) re the upcoming annual meeting— It was agreed that a letter is a better method than a postcard so that more information can be conveyed. Jason and Evan will get this done.
  - Jason suggested getting yard signs to advertise the annual meeting. So moved, seconded by Evan, and passed.

#### SOCIAL

• Spring 2020 dumpster day— Evan is in communications with St. Teresa's regarding possible dates. Evan will also ask the City about getting the larger size dumpsters this time (not the smaller ones that we got last Fall). Jason asked Evan to make sure to get out info re bulky item pickup.

- As part of the current sign order, it was agreed that Jill will order new (and more) signs for the annual picnic.
- Kathryn Strupp has informed Jason that she's relinquishing the coordination of the Easter event this year. Jason/Kathryn will forward the language to Evan for the annual meeting, inviting someone new to take over the event.
- Jason proposed combining the credit for the \$10 Pizza 51 GC's as being from both P51 and CSNA, along with doughnuts/cookies bought by CSNA they'll be delivered as part of a St. Patrick's Day promotion to both Central & Metro KCPD patrols. The Board agreed that this is a good idea; Jason, Mitch, and Evan will coordinate this. The amount budgeted for CSNA's contribution is up to \$250.
- Annual meeting
  - Will be held on 4/21/20.
  - o John, Evan, and Jim indicated their interest in staying on the Board (they are up for reelection this year). This information will be provided in the annual meeting letter alongside an invitation for other HO's to indicate their interest in the spots prior to the annual meeting date.

#### SAFETY

• Jason has requested that Kathryn forward to the Board the monthly reports that she receives from the KCPD.

## MAINTENANCE (MITCH BURGESS)

- Current maintenance contractor: Supreme Green. Their 2020 bid = \$15,048. Mitch also got a bid from Hermes Landscaping (\$15,380). As HL's bid was so close to SG's, and SG is in the neighborhood more than HL and also has a couple of years' work invested in CSNA's plantings, Mitch suggested that CSNA stay with SG for 2020 but work with them re annuals that will be planted this year, better design of planter plantings, etc. Upon discussion, the Board agreed to stay with SG. Mitch and Jill will work together to communicate with SG re planter planting designs, etc.
- Monument insurance— Mitch inquired with HAKC about whether CSNA has it (we don't); the cost
  to add it to our current policy would be ≈\$100-\$150 to add a rider for an additional ~\$10k of
  coverage. After discussion, Jason asked Mitch to find out what the deductible is. Jill moved that
  if it's less than \$500, Mitch has the authority to add the rider to our insurance policy. Seconded
  by Jason and passed.

#### **NEW/CONTINUING BUSINESS**

• Mitch will inquire with the Landmarks Commission regarding improvements that have been made to the street-visible areas of 5147 Wyandotte and whether they were approved by the LC.

#### **OLD BUSINESS**

• 2/12/20 Van Trust meeting re rebranding of Main St.— Jason reported that the meeting was well attended, there are four more scheduled (Jason will provide dates & details as they become available). Need an entertainment anchor for the area (possibilities: 2-3 screen movie theatre). Jason suggested the creation of a business association for those businesses from Brush Creek

south to  $51^{\rm st}$  St. Things brought up during the meeting: lighting, uniformity of streetscape & parking options,

With no other business to attend to, the meeting was adjourned at 8:45 p.m.

Respectfully submitted, Season Burnett Secretary