

April 28, 2020
Minutes of the Country Side Homes Association Board Meeting
(via Zoom)

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

Absent: — —

President Jason Pryor called the meeting to order at 7:01 p.m.

The minutes for the February, 2020 Board meeting were reviewed and approved. (There was no March meeting due to the COVID-19 KCMO stay-at-home order.)

SPECIAL GUEST: Dan Lumma (re issues on Oak Street)

- 5232 Oak (renters of rooms in homeowner's house, trash in yard, weeds) — Mitch sent a letter to Gina Hollis (homeowner). She requested copies of bylaws; Mitch sent them to her. She removed her "for rent" sign, had some work done on the house. Mitch will follow up with her.
- 5300 Oak (continuing construction projects, materials in yard, etc.) — Jason suggested that Dan contact 3-1-1 because these are codes issues.
- 5324 Oak (house about to fall down, trash regularly in front yard)
- Upon discussion, it was agreed that Dan will write a letter to his neighbors requesting their compliance w/ City ordinances & CSHA bylaws, & cc the Board; Jason will coordinate with Dan to file corresponding 3-1-1 reports (on the basis that "the squeaky wheel gets the grease").

TREASURER'S REPORT (EVAN STANGE / JASON PRYOR)

- Delinquent dues (ongoing):
 - (from 3/18/20 minutes) Did Mitch follow up with Martin Pringle law firm?
 - Mitch research: re removing mill limit — do we want to set up a special district (*a la* Wornall Homestead, Greenway Fields) to be able to do that?
 - Evan to find out what the interest rate is for delinquent dues.

COMMUNICATIONS (EVAN STANGE / JASON PRYOR)

- Annual billing letter:
 - Evan will revise what HAKC sent out last year & send a draft to the Board to review & approve.

SOCIAL

- The annual Easter egg hunt event was cancelled due to the COVID-19 KCMO stay-at-home order.
 - (from 3/18/20 minutes) Did anyone volunteer to take on the organization of this event for next year? Evan received one volunteer to help (not to take over completely); the Board will put it on the master calendar to follow up next year.

- (from 3/18/20 minutes) Did Jason/Mitch/Evan deliver the Pizza 51 GC's + cookies to the KCPD Central & Metro patrols? No — the COVID lockdown had already begun. Upon discussion, the Board decided to hold off this show of gratitude until a later and more effective time.
- Rescheduling of the Annual Meeting:
 - The Board would rather reschedule than cancel the meeting. However, it may be difficult due to average age of homeowners, restrictions on gatherings, catering options, etc.
 - How announcement will be made to neighbors: mail, email.
 - (from 3/18/20 minutes) Did Jill get new yard signs?
- Dumpster Day update (Evan):
 - Original date: May – City canceled May events. June events are full. Available: July (City already has the usual 7/4 trash holiday), August, September. Board voted to wait to have Dumpster Day in September.
 - Dumpsters (4) cost \$240.
 - Jim mentioned that the City may be accepting yard waste at certain drop-off locations for free. Evan will investigate this; if still happening, he'll communicate this to homeowners.
- Follow-up regarding upcoming Board position elections (John, Evan, & Jim): Jill moved that, given the circumstances surrounding COVID-19, the Board is postponing the elections until such time as the annual meeting can be held. Seconded by Jason; passed.

SAFETY

- (from 3/18/20 minutes) Where are the monthly KCPD reports from Kathryn Strupp? Jason will follow up with her about getting those & forwarding to the Board.
- Incorporating (per their request) Crestwood Condominiums (38 units) into the CSHA's KCPD off-duty patrolling:
 - Jason began with \$160/month to charge CC; CC would like to contribute more /unit. He'll keep communicating with CC to finalize the amount, possibly increasing the number of shifts. Perhaps this will also be a good thing for Dan to include in his communications with Oak St neighbors as a benefit of being in our NA.
 - Jill will contact someone at 2nd Pres to see if they'd also like to contribute/participate.
- KCPD Sgt. Sebastian Hanriot patrolled through the neighborhood the other day. He reported increased parking in the street, speeding, & pedestrians.
- Loose Park parking issues:
 - Jason doesn't have contact info for Ward Estates (south of Loose Pk), but has been in communication with the other neighborhood associations surrounding the Park, City Councilpersons, & City departments. Terry Rynard (KCMO Parks & Rec) will follow up with KCMO Public Works Dept re street closures.
 - Jill has heard from homeowners on 54th St, 53rd Ter, & 53rd St re parking. What is the best way to address the parking issue — temporary signs? one-side-of-the-street permanent signs? permit parking? time-segment parking? Jason will follow up with the City about this (ord. §70-537 — more than 50% of the block's residents must agree to whatever the proposed signage is).

MAINTENANCE (MITCH BURGESS)

- Spring investment in landscaping throughout CSHA:
 - Replacement of dead/Winter-damaged plants should be about \$300-\$400; Mitch expects to receive the bid next week. Planting of the island planters will happen next week.
 - Jason inquired about whether there's any interest in holding a neighborhood "planting day" on the islands. Jill said that she's talked with a couple of neighbors who are interested in helping out, but the logistics of SAFELY holding a planting day would need to be planned out.
 - (from 3/18/20 minutes) Mitch has obtained a rider for monument coverage on the CSNA insurance policy.

NEW/CONTINUING BUSINESS

- Verizon 5G installations in Country Side:
 - They plan to install 4 separate 5G towers/boxes within CSNA (get specific locations from Jason) in isolated pockets where signal needs to be boosted:
 - 52nd & Wornall (by the ball field)
 - 52nd & Main (Phil Colbo & Sarah Geltz) — on 52nd, in front of home
 - 54th & Main (Kathryn Strupp's house) — Verizon has agreed to move it to the Main St. side ROW if the City's tree can be removed (must advise Verizon by 5/15). (Verizon contact: Chris _____) Season will send Michael Calvillo's info to Jason for obtaining a bid; Jill will ask Mario Vasquez (City planning dept.) about getting the City to remove the tree.
 - [unsure about 4th location]
 - Each telecommunication company has a separate agreement with KCMO for their own 5G equipment installations in ROWs, which could be problematic in causing equipment boxes to be scattered all over the neighborhood.
 - Jill asked whether we could get the Landmarks Commission involved to protect our NA's historic character & etc. Mitch will contact Brad at the Landmarks Commission about this.
 - Jason will ask the Verizon rep about wrapping/painting equipment boxes to compliment our NA signage (black? dark green?).
- Update on the streetcar installation:
 - As streetcar reps had been invited to attend & present information at the annual meeting, Jason asked whether the Board wants us to invite them to attend a future Board meeting or wait to invite them to the rescheduled annual meeting. Decided on annual meeting.

OLD BUSINESS

- UMKC Neighborhood Advisory Committee ("NAC") update:
 - Meeting just before Spring Break — The South Plaza homeowners assn. president (not on the NAC Board) interrupted so much that the meeting was ended abruptly. The Oak St. apartment complex will be demolished over the Summer.
- 236 W. 54th St. update:
 - Temporary fencing is for workers that are doing lead & asbestos abatement & for security; the Landmarks Commission is aware. Homeowners are still upset by the media/social media debacle. They're still living in Chicago at this time.

- 5147 Wyandotte update:
 - The Landmarks Commission had the homeowners remove paint from bricks, change the front railing, add “mullions” in front windows. All is now acceptable.

With no other business to attend to, the meeting was adjourned at 8:57 p.m.

Respectfully submitted,
Season Burnett
Secretary