

January 19, 2021

## Minutes of the Country Side Homes Association Board Meeting

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

President Jason Pryor called the meeting to order at 7:10 p.m.

The minutes for the December, 2020 Board meeting were reviewed and approved.

### TREASURER'S REPORT (EVAN STANGE)

- Dues —
  - Increase of 16% in delinquent dues income over last year, new approaches — It was discussed that the upcoming HA survey can act as the next “notice” for those behind on dues. Creating a CID like Greenway Fields did was also briefly discussed. Jason suggested that if the Board is serious about proposing this, it should be formally presented at an annual HA meeting and voted on by the homeowners. It was also discussed that, pandemic & etc taken into account, this may not be the year to bring up a large project like this; the idea was tabled.
  - Recent communication from a CSHA homeowner who now lives out-of-state (but still owns their property within the CSHA) re not wanting to pay dues anymore — The Board discussed the issue and concluded that we have a duty to maintain the HA's budget and, although we are perfectly willing to assist any homeowners who may need help (e.g., setting up a payment plan for them) in coordination with HA-KC, the owner of the property within the CSHA is responsible for paying dues (just like property taxes, etc.). Also, the Board is not in a position to pick and choose who must pay their dues and who needn't. The fact that CSHA's dues are the lowest around for the amount of services which are provided. needs open communication from homeowners in that regard
  - Crestwood Shops — Their spokesman has invited CSHA board members to attend the Shops owners' March meeting (3/16/21) to discuss the relationship between the CSHA and the Shops, the benefits of the Shops' being part of CSHA, and their responsibility for paying dues. Mitch, Jill, John plan to attend. Jill queried who all owns the shops;
  - Jill suggested opening a conversation with 2<sup>nd</sup> Presbyterian Church to invite them to become an active member of CSHA and make the whole area from Crestwood Condos through Crestwood Shops included.
  - Crestwood Condos has now paid dues in full for 2020. Evan will ask the CC property manager how they want to be billed in future, then work it out with HA-KC.

### COMMUNICATIONS (SEASON BURNETT)

- Survey —
  - The draft survey was discussed & good revisions suggested. Season hopes to have the Surveys mailed out by the end of January. Jill & Season will split the database updating once responses arrive.

- Board positions calendar:
  - Open for re-election: 2021: Mitch (VP), Jill  
2022: Jason (President), Season (Secretary)
  - Positions whose terms expired in 2020: Jim, Evan (Treasurer), John

## **SOCIAL**

- Annual meeting possibility (4/20/21) — Jason brought up the possibility of holding the annual meeting drive-in style, using a vendor (owned by John Winslow) which utilizes a FM radio signal to broadcast the speaker(s) onto so that folks can stay in their vehicles. He thought maybe the Visitation school west parking lot would be a good venue, due to the slope creating a sort of amphitheatre. He said that Visitation has used this system for graduations and other events. Properly-masked/gloved people could hand out info as people arrive, etc. A possible difficulty would be voting; however, the service also has the possibility of using video to create a Zoom-like broadcast. Jill made suggestions re “goodie bags” which could be handed to attendees in lieu of the usual dinner & drinks we usually have at annual meetings. The time of the meeting was discussed (earlier than usual, so it doesn’t run past dark); it was suggested that we “gather” at 5:30 and start the meeting at 6pm. The possibility of asking St. Teresa’s about using their parking lot was raised as well. The proposal was well-received; Jason will find out further details and present at the next Board meeting.

## **SAFETY**

- Jason said he would contact KCPD Sgt. Hanriot re off-duty patrols reports. Jill & Season again mentioned that they haven’t received any KCPD crime reports in ages; Jason will follow up on that and report at the next meeting.

## **MAINTENANCE (MITCH BURGESS)**

- Snow removal, salting invoice recently received — The invoice amount in relation to the timeliness of Envision’s trucks working the neighborhood was discussed (Season & John reported that KCMO trucks plowed/salted Wyandotte & W 53<sup>rd</sup> St 2-3 times before Envision trucks came by); Jason reported that the streets east of Main didn’t get plowed/salted by anyone until the Envision truck went through around 10pm; Evan (at 57<sup>th</sup> & Brookside) reported that the City cleared/salted those streets well). Jason & Evan will follow up with Envision re the Board’s expectations for future work. Jason reminded Season about sending out reminders to neighbors about KCMO snow rules, which side of the street to park on, etc.
- Main St. islands — Mitch will again visit with the contractor re weekly weeding & consistent watering, etc.
  - Jill revived the idea of doing a volunteer planting day of the Main St. islands, on the last day of the Visitation flower sale. She said that she’s received a lot of offers to volunteer. Types of plants available at the sale & maintenance of the plantings was discussed. Mitch suggested planting every other island with annuals & the in-betweens with the boxwoods/bushes, which was well-received. The safety of volunteers (both on planting day & while doing maintenance) was discussed. Jill asked Season to add the planting day to the Survey’s list of events, to help gauge volunteer interest.

## **NEW/CONTINUING BUSINESS**

- Fire at the Robertsons’ house (26 E 53rd St) — John delivered the gift card from the Board; provided update on their situation.

**OLD BUSINESS**

- None.

With no other business to attend to, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,  
Season Burnett  
Secretary