

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
GREENWAY FIELDS HOMES ASSOCIATION**

**August 9, 2008  
9:00 a.m.  
Aaron House's House**

**Attendance**

- Present: Gina Valentino, Barbara Martin, Joe Groebl, Aaron House, Wendy Trainor, Mike McAdam
- Absent: JT Forristal

**Agenda**

- The Board voted unanimously to approve the Agenda attached hereto as Exhibit A.

**Review Meeting Procedure**

- The Board reviewed meeting procedure.

**Old Business**

- Meeting Minutes
  - June 25, 2008
    - The Board voted unanimously to approve the minutes
  - June 30, 2008 Minutes
    - The Board voted unanimously to approve the minutes as amended.
- Telephone System
  - Homeowners need to supply first and last names and 10-digit phone numbers for the telephone system.
  - Danae Dickey will type homeowners' information into the form.
  - Wendy Trainor will send the list within the next few days.
- Complaints
  - Jeanette Garfinkle
    - Brent Parsons and Gina Valentino said they'd follow-up with the homeowner. Gina met Jeanette's daughter and exchanged contact information.
  - Patrick Randolph
    - The Homeowner has not yet called the City Action Center.
- Voting Requirements
  - The Board is comprised of 7 directors. Under Article VI of Greenway Field Homes Association's Bylaws, proxy voting by the Board of Directors is not allowed. The Board must have a quorum of directors present at a meeting to conduct business. The quorum requirement is met when 4 directors are present. The Bylaws do not state how many of those directors present at a meeting must vote in favor of a motion for it to pass. Because the Bylaws are silent, the Missouri statutes provide the default rule. Under Missouri statutes, a majority of

those present at a meeting must vote in favor of a ballot issue for it to pass. In other words, if 5 directors are present at a meeting, 3 must vote in favor of the ballot issue for it to pass.

- Meyer Boulevard Columns (PIAC Status)
  - Katie Allison has submitted all of the paperwork. Gina Valentino and Katie Allison attended the PIAC meeting. Katie Allison said we have a new person assigned, and Katie is now working with Larry Kilgore. Katie said that \$26,000 was available on May 1, 2008, and that Larry Kilgore is working on the next steps. Katie says that this is enough to get all of the brick work finished. The next PIAC meeting is the end of August.
- To Do List for Watershed Project
  - An email has been sent to block captains regarding the trees that have been marked to be removed.
  - Wendy Trainor will take pictures of Monkey Island.
  - Gina Valentino will send the list of Homeowners' addresses from HACCD to the City so that the City can send a mailing to Homeowners.
  - Joe Groebl will contact Harry Ingels to determine exactly which parts of Monkey Island will be affected by the Watershed Project.

### **New Business**

- Delinquent Dues
  - According to HACCD, 71 households are delinquent on homeowners association dues, which totals approximately \$11,000.
  - Gina Valentino will draft a letter reminder to be sent to each delinquent homeowner that states the amount of the delinquency. A form for Greenway Fields Homes Association letterhead needs to be developed. Wendy Trainor will contact Stephanie Lawrence to develop a form for the Board's use.
  - The Board needs to develop a tracking system so that it can write off delinquent payments as necessary without losing a record of the amount that has been written off. The Board wants to keep a record of all delinquent amounts so that title companies can collect those delinquent amounts at closings.
  - Gina Valentino will contact HACCD to obtain answers to the following questions:
    - How does HACCD manage defaults at closing? Do we need a paper trail?
    - What letter is HACCD sending to delinquent homeowners and how often are these letters mailed?
    - How should the Board maintain accrued data on homeowners that will not pay?
- August Newsletter
  - Gina Valentino will provide the President's Letter
  - Aaron House will provide an article on the Watershed Project directing residents to the City's website and Karine Papikian.
  - Details regarding the Holiday Party need to be inserted.
  - Steve Tur took photographs at the picnic that Wendy Trainor would like to include in the newsletter. Steve Tur is a photographer and the Board will provide advertising space for him in the newsletter in exchange for the photographs.

- Wendy Trainor needs a list of advertisers who should be removed from upcoming advertisements. Gina Valentino will discuss with all non-paying advertisers. The Brookside Church will place an advertisement in the newsletter.
- Details about the holiday lighting contest will be included.
- Corporate Records / Books
  - Aaron House has created books for the corporation consisting of all of Greenway Fields Homes Association records. These records include filings with the Missouri Secretary of State, bylaws, restrictions, delinquency reports, agendas, minutes, newsletters, budgets, memoranda, correspondences, and more. If Board Members have documents that should be included in the Corporate Books, those documents or copies of them should be given to Aaron House.
- Annual Meeting
  - The Board had a general discussion regarding the Annual Meeting and decided to plan to have the meeting on a Saturday in 2009. The Board chose January 10, 2009 from 9:00 a.m. to 11:00 a.m. The budget for the meeting is \$600.00. Potential venues include Sharp's, Avenues Bistro, Charlie Hoopers, a coffee house near 63<sup>rd</sup> and Oak, and a nearby school.
- Homeowner Issues
  - A new homeowner has moved into 6442 Wornall Terrace. Barbara Martin will send a letter.
  - Homeowners have alleged that a homeowner at 6410 Wornall Terrace has extensive garbage in the yard. Gina Valentino and Aaron House will draft a letter to send to the homeowner.
  - Homeowners have alleged that a homeowner at 6434 Wornall Terrace has gutters that do not drain and extremely high weeds that are resulting in a mosquito infestation. Gina Valentino and Aaron House will draft a letter to send to the homeowner.
  - A homeowner has asked whether there are restrictions against drying laundry on a clothesline in the yard. If such a restriction exists, the Board will not enforce it at this time due to environmental concerns.
- Security
  - A neighbor called Gina Valentino to report that he was harassed by workers from J&J Greenscaping. She and her son were walking their dog on 60<sup>th</sup> Terrace. The workers were being vocal, and she felt uncomfortable. Gina informed her the best procedure is to call the non-emergency number or 911.
- Holiday Party
  - The Board discussed holiday party dates. There is a Chief's game on December 7, 2008. Some homeowners have stated that it would be better to have the holiday party on a Saturday. The Board tentatively set the holiday party for December 6, 2008, from 5:00 p.m. to 7:00 p.m. Because Linda Vogel may be moving, the Board approached Denae Dickie about having the party at her home. She will check with her husband and report back to the Board.
- PIAC Request for Water Spigot
  - Barbara Martin talked with Harry Ingels who told her that the City will not simply put in a spigot at Strawn Park. Harry Ingels stated that a PIAC request must be submitted. The PIAC request must be submitted by the end of August 2009.

Barbara Martin and Joe Groebl will work on the application so that it can be submitted on time. The Board voted unanimously to apply \$1,000 toward a spigot. The total cost of the project is \$7,000. The Board will approach Harry Ingels again about the spigot as several Board Members believed from the June 25, 2008 meeting with city officials, that the City would negotiate putting in the spigot because of the inconvenience to Greenway Fields Homeowners.

**Next Meetings**

- Wednesday, September 17, 2008, 7:30 p.m. at Gina Valentino's house
  - Potential Topics
    - Bylaws, Home Dues, Restrictions
    - Holiday Party
    - Phone Tree
- Saturday, October 11, 2008, 9:00 a.m. at Mike McAdam's house

## **EXHIBIT A**

**Greenway Fields Homes Association: Board Meeting  
Saturday, August 9, 2008  
9:00 a.m. at Aaron House's house (404 West 63<sup>rd</sup> Street)**

### **Agenda**

1. Approve Agenda
2. Review of Meeting Procedures
  - a. Order of the Meeting
    - i. Topic addressed by meeting leader
    - ii. Topic given to floor for discussion during time period
    - iii. Floor chair concludes topic
  - b. Voting
    - i. Motioned requested by floor chair
    - ii. Motion accepted by a board member
    - iii. Motion second by a board member
    - iv. Vote conducted
3. Old Business
  - a. Review Meeting Minutes for approval
    - i. Meeting Minutes from June 25
    - ii. Meeting Minutes from June 30
  - b. Status Telephone Calling System
  - c. Complaints
  - d. Voting Quorum (4 of 7 in attendance; how many to pass; proxy)
  - e. Meyer Boulevard Columns (PIAC Status)
  - f. To Do List for Watershed Project
4. New Business
  - a. Review potential topics for today's meeting
    - i. Delinquent dues
    - ii. Newsletter
    - iii. Corporate books / Records
    - iv. Place/date of annual meeting
    - v. New Complaints / Calls from residents
    - vi. Security
    - vii. Place/date of holiday party
    - viii. PIAC request for water spigot
5. Next Meeting
  - a. Date, Time, Location
  - b. Potential Topics
    - i. Bylaws / Homeowner Dues / Restrictions
    - ii. Meyer Blvd Columns
    - iii. Holiday Party
    - iv. Phone Tree
6. Adjournment