

IHHA Quarterly Meeting

Tue, Jul 7, 2026

Attending:

Colby LaHue, President

Sal Cessor, Treasurer

Doug Stone, Board member

Richard Weast, Board member

Summary:

- Assets approximately \$118,000 total
- \$2,700 dues outstanding including one \$1,300 lien household
- The City has indicated it will be covering the \$17,000 cost to bring utilities to the two islands at 66th and 66th Terr and Belinder. The Association would then be responsible for covering costs for new landscaping next FY (2027).
- Proposed block party grants \$2,500–\$5,000; \$500 per grant cap. This will be rolled out for the next calendar year giving all residents equal opportunity to apply for these grants.
- Colby indicated a decision among the Mission Hills HA will likely come this Fall regarding printed directory versus electronic/app solution. Some attendees indicated an interest in having both.
- Richard Weast said that the IHHA Bylaws were different than those of Tomahawk Rd. and Mission Hills Homes Associations in that they lacked a Stated Purpose; amendment needed for new project. Richard would provide sample language which we can discuss at next meeting.

Action Items:

- * Colby LaHue will introduce the neighborhood block-party grant proposal to the association for the next calendar year.
- * Colby LaHue will bring the butterfly garden proposal to Mary Ann and the Parks Committee for review.
- * Colby LaHue will ask Mary Ann for any city-provided list of potential projects or priorities.
- * Richard Weast will prepare and present proposed bylaw language adding an association purpose at the next meeting.
- * Colby LaHue will reach out to Suzanne/Anne Cohen by text at 816-509-XXXX to make contact regarding thought on island upgrade projects.

Key Discussion Points:

Meeting minutes and attendance confirmations

The participants noted the meeting time constraints, moved to approve prior meeting minutes (March 5), confirmed who was present and who had prior commitments, and distributed meeting materials including financials and notes.

Financial report and delinquent dues

The treasurer presented a financial summary reporting roughly \$118,000 in assets distributed among cash, a CD, and a money market account, and outlined about \$2,700 in outstanding dues with a \$1,300 delinquency secured by a lien; participants discussed property examples and the history of reserve balances and the challenge of finding projects to spend funds on.

Belinder Road and city coordination

The group reviewed city coordination on Blender Road closures and a contractor bid; the city offered to pay an estimated \$17,250 for work at the site while any required relandscaping would be scheduled for the association in the next fiscal year (FY27).

Neighborhood grant program and directory discussion

Attendees discussed launching a neighborhood block-party grant program rolled out at the start of the year with suggested total funding between \$2,500 and \$5,000 and individual grants capped at \$500; they also debated moving the printed directory to an electronic or app format and whether the management company (HAKC) or an app provider would manage it.

Community projects, contractors, and volunteer support

Project suggestions were reviewed, including a butterfly garden in Peetwood Park and improvements to existing islands; members discussed coordinating with Mary Ann and the Parks Committee, reviewing a potential city-provided list of candidate projects, engaging contractors such as Heinen for site visits, and leveraging volunteer expertise from Suzanne Cohen for maintenance guidance while recognizing constraints on contractor selection and city maintenance responsibilities.

Association decision-making and past proposals

The conversation turned to the homeowner association's spending dynamics and a history of member-proposed projects being rejected, including a multi-year effort to add stone-and-brick entry markers that never advanced despite estimated costs around \$30,000.

Infrastructure projects and potential liabilities

Participants raised concerns about major infrastructure projects such as a significant ongoing project in the MHHA, discussed whether the association should contribute to nearby projects, and discussed the Associations history donating to projects outside its jurisdiction-including the Meyer Fountain about 10 years ago.

Local park projects and small-scale initiatives

The group proposed smaller, affordable projects like a butterfly garden at Peetwood Park to support migratory monarchs, discussed plant choices and siting near the creek bed, and mentioned creating a budget for private events and grants to encourage homeowner participation.

Directory options and member contact methods

Members debated whether to use a printed directory or an app, noting the value of a printed book for frequent users, the high cost and multi-year cadence of printing, and the human-contact benefits of sending and collecting directory information.

Bylaws review and adding an association purpose

A review of other Associations' bylaws showed Indian Hills lacks an explicit purpose, participants argued that adding a purpose would authorize the association to act on sidewalks and landscaping, and members discussed amending the bylaws to include that purpose.

Meeting cadence and neighborhood roadworks wrap-up

The group confirmed an annual cadence of at least four meetings with a major January meeting, discussed meeting logistics, and reported ongoing city-managed road and utility work in the neighborhood that has been disruptive at times but is progressing acceptably.