

Kenilworth HOA Board Meeting

Q3 Sep 2019

September 9, 2019 7:00-8:30 PM

Meadowbrook Community Center Rosewood B

Board members present:

President - Tom Hipp, Vice President - Ed Wolfrom, Treasurer - Floyd Wohlrab,
Communications - Brian Doyle, Secretary - Ryan Keairns, Social Director - Cher Brownback

19:05 Meeting called to order by President Tom Hipp who requested Board introductions.

19:07 Treasurer Floyd Wohlrab covered the Treasurer's Report, as of 7/31/2019. Cash is up as we collect homeowner fees and expenses are low since we're only two months into the new fiscal year.

Board noted that the budgeted amounts for Island Maintenance and Capital Improvements could be considered towards whatever we decide to do with islands in the future. It was also noted that directories will come off next year's annual budget.

19:14 Communications Director Brian Doyle provided the communications update. The newsletter was done and sent on time. Brian has also set up email service and a shared drive for Board members. The 4th of July parade and party went well and Cher noted we could get more donuts next time :)

19:18 Communications Director Brian Doyle provided an update on Landscape maintenance in Pete Scaletty's absence. Brian and Pete have been collecting bids and started a plan document which includes repairs needed and alternatives for ongoing maintenance and plan to present it at the next quarterly meeting.

Another area being looked at is island maintenance, three options are being discussed: (1) keep as-is with homeowners doing maintenance (2) a periodic fundraising option, using funds to do a conversion to lower maintenance design and (3) full-service option.

Option (3) would require an increase to annual dues. Board noted the by-laws are not clear on the process of potentially changing dues. The board will look into the process further and no vote has been planned with regards to selecting an option.

Related, Floyd and Ed went around to islands and markers, taking pictures, and checking maintenance needs.

Also related,, Tom got an estimate on a phased approach where the most visible markers would be renovated to a lower maintenance design thus reducing maintenance costs over the long term. Neighbors would continue to maintain those which have yet to be renovated.

Finally, Board and attendees discussed the potential of using a portion of reserves to convert an initial set of islands.

20:02 Update on property at 91st and Roe (columns park). We'll continue with landscape work and cleanup as it is looking better.

20:06 Board discussed the previously completed Outbuilding Committee Report. Tom will draft a policy on outbuilding standards which residents can be pointed to. No deed changes are anticipated.

20:16 BBQ update. Given the 4th of July turnout, it was suggested we estimate 200. Floyd will contact Brobeck's for BBQ; Tom and Cher will contact Jeff at Foo's regarding dessert.

20:25 Garage sale update. Need to get signs out one week to ten days prior. Tom has the signs and will get them out. Floyd noted that we usually advertise the garage sale in the Kansas City Star, Craigslist, or NextDoor. The latter two are free; it was decided to skip the former this year..

20:27 Cher asked about the location for the next board meeting. The Board agree to have the meeting from 7-8:30 at Foo's on January 8th, 2020.

20:30 meeting was adjourned.