

Kenilworth Board Meeting

7:00 PM 12/7/17

Trailwood Library

7:00 PM Call to Order

Introduction and Welcome New Neighbors

In attendance: Tom Hipp, Floyd Wolrab, Matt Nickson, Cher Brownback, Brian Doyle

Previous Meeting Minutes:

Board Meeting on September 7th: minutes were accepted.

Special Meeting in October: minutes are in need of a revision to reflect that the new by-laws were passed by a vote of 23 to 1.

Committee Reports

Finance Report - Floyd Wohlrab

Finances are on track for the year, both for trash and neighborhood expenses. Matt Nickson asked what the "Other Services" line is, specifically. It was also noted that "capital improvements" went mostly unspent this year.

Communications Report - Brian Doyle

We are continuing to collect email addresses and utilize email / facebook / website to communicate more efficiently and garner neighbor involvement. The website has had 68 visitors, 40 of those from Russia.

Landscape Report - Cher Brownback

Cher organized an island clean up day on Oct. 15th.

Cher trimmed some roses and wants to paint the sign at the 91st and Roe entrance.

\$371 of the island landscaping budget was spent this year.

Statues are green. One gentleman suggested that if it's just algae on the statues and columns, bleach might fix them.

Cher reached out to the city of Prairie Village and they have a statue cleaner that also works with the Nelson that might be able to hold a class for HOA's to enable them to clean their statues in the future.

Cher also reached out to Overland Park, but they aren't able to help.

There is an idea to put in a new Kenilworth sign around 91st and Roe, by the future park entrance there

We need to refurb the columns on Roe and 91st.

Cher suggested buying wreathes or something similar for the Kenilworth signs, and it was approved by the board.

7:30 PM Old Business

The issue of a dues Increase was tabled indefinitely.

The subject of forming an Deed Restriction research and policy committee was accepted by the board 5 yes to 0 no.

The purpose of the outbuilding committee will be:

1. To evaluate existing deed restrictions in our neighborhood,
2. Evaluate the results of outbuildings in other areas,
3. Determine both the spirit and letter of the original "no outbuildings" restriction
4. Evaluate the relevance of HOA oversight on deed restrictions
5. Determine what repercussions the HOA board could implement in the event of a violation, if any
6. Develop a fair policy for any existing outbuildings in the neighborhood
7. Develop a consistent process for approval of future outbuildings.

The committee has not yet been populated.

8:00 PM New Business

Evaluate new communication methods - how effective has it been so far?

This topic of conversation was fairly redundant to the communications committee report. The main challenge is gathering email addresses. One thought is to go door-to-door to collect more.

Yard signs, to get neighbors to board meetings, were determined to be effective if a generic sign could be produced and managed by the board.

Overall, it was concluded that if and when we need to reach all residents, paper letters via snail mail is the most effective way, and likely will be for the foreseeable future.

Resident Survey

A resident survey to get an idea of how the neighborhood feels about certain topics is something that we've discussed before. Overall, it was decided that we would wait until a survey was more relevant and actionable, and we could see if the newly formed Deed Restriction Committee might want to utilize the idea. Some topics that might come up are deed restrictions, dues, buying land as an HOA, a pool, communication methods, neighborhood events.

How can we better forge community?

There could be a possibility to have the neighborhood subsidize (and thus, incentivize) smaller gatherings on individual streets, with more immediate neighbors. The idea of reimbursing up to \$100 of the hard costs, similar to what we do with landscaping, was mentioned as a possibility to bring up when the annual budget is approved for 2018.

Cedar has a good example of a smaller party for just their street.

If we provide dinner at the annual meeting might draw in more residents to the meeting

Empty Board Seat

The matter of an empty seat on the board was raised, but no one from Overland Park was interested in being nominated at this time.

A couple names were mentioned and some board members were going to follow up with some neighbors about joining the board.

The matter of Church property for sale was brought up, and the potential of the HOA purchasing the land and using it as a community space or possibly a neighborhood pool. Matt Nickson is doing research with HA-KC about precedent and procedure for this. He is also getting in touch with John Braum at the Lutheran Church.

8:30 PM Adjourn