

KENILWORTH HOMES ASSOCIATION BOARD MEETING AGENDA

Quarter 1 2018
Wednesday, February 7, 7:00 – 8:30 pm
Trailwood School Library, 5101 W 95th St, Overland Park, KS 66207

Board Members:
Floyd Wohlrab, Cher Brownback,
Maggie Scaletty, Brian Doyle, Matt Nickson, Tom Hipp

Call to Order

Introduction and Welcome New Neighbors

Previous Meeting Minutes:

Revised Special Meeting Minutes reflect that the new by-laws were passed by a vote of 23 to 1.

Q 4 2017 Meeting, 12/7/2017 read by Tom Hipp

Vote to accept or amend Minutes

*minutes were approved unanimously

Committee Reports

Finance Report - Floyd Wohlrab

Report as of Dec. 31st, 2017. \$26,458 total assets and \$24,072 cash in general account.

OP Trash account - \$24,617 total assets and \$16,967 cash - (7) people haven't paid trash bill as of today, Feb 7.

Trash bill is more pressing because of the hard costs associated with it. More people are delinquent on the association dues, but that is less pressing.

Communications Report - Brian Doyle

32 visitors to the website. Expanded to India, Philippines and the UK.

Primary communication is the printed newsletters. Secondary is emails. FB notices.

Newsletter is getting started now - to send out in April.

Landscape Report - Cher Brownback

Christmas Wreaths - nowhere great to put wreaths - someone on 96th and Nall put up garland. We will likely put up garland for next year. at 96th and Linden someone put up a big bell and bow at the wellhead. Someone did something at 91st and Mission by the church, as well.

When it warms up, we plan to paint the 91st and roe sign. Cher's goal is to talk to all the island caretakers and find any gaps and learn everyone's plan. Should we add a marker to the roe and 91st by the columns? Floyd mentioned that Roger knows Dale in the neighborhood - he lives on Fontana down from Roger who had the idea of the sign and might be interested in financing it. Bruce suggests hiring or commissioning a landscape artist that might be able to design a substantial sign. Bruce knows someone in the neighborhood that is a landscape artist, he is going to get us his contact info. Cher is going to go to the landscape HA-KC meeting on March 14th.

Outbuilding Committee Report - Tom Hipp

Committee is formed and an initial meeting is set for later in February. Goal is to have an opinion and report by the June neighborhood meeting.

Old Business

Discussion: Lutheran church property for sale

Discussed briefly - church doesn't need to sell, will not negotiate on price, church would not like a pool. Also, the board can't go into debt. This is something we're not looking into too seriously.

Meadowbrook - we might propose they bring back fireworks.

New Business

Policy guidance for HA-KC handling of residents with delinquent HOA assessments and OP residents with delinquent Trash service fees

Delinquents on \$35 annual HOA fee

Annual HOA assessment of \$35.00 is billed June 1 for fiscal year June 1 – May 31.

Payment is due June 30.

Payment received after June 30 is subject to interest penalty of 8% per year that will accrue for each month beyond June. Monthly re-billing will occur.

HOA assessment more than one year in arrears will have a lien filed against the property for the assessment, interest and a lien filing fee of \$100.00. Monthly re-billing will be ceased.

Annual billing will continue with accumulation of assessment, interest and lien filing fee noted.

Once a lien has been filed, the only way to release the lien is to pay all overdue assessments, interest, lien filing fee and any other legal fees incurred by KHOA.

This was approved unanimously.

Delinquents on Trash -

Trash service fee is billed December 1 for the forthcoming calendar year service.

Trash service fee is due January 1.

If payment is not received by the due date, re-billing will occur and a late fee of \$25.00 will be added.

If payment not received by February 1 a second re-bill will occur and an additional \$25.00 late fee will be added.

If full payment of trash service and late fees not received by March 1, KHOA Board will review the names of residents with overdue fees. After review KHOA Board will authorize discontinuance of service until trash service and late fees are paid.

Passes unanimously.

Bruce mentioned that he can help with printing signs, should we ever need any, we just need to give him a bit advance notice.

Next HOA meeting is set for Monday, June 11th. The Annual Neighborhood meeting.

Adjourn