

Kenilworth Homes Annual Association Meeting

Monday June 11, 2017 Annual Meeting Minutes

The meeting was held at the Lutheran Church 9100 Mission Rd. Prairie Village KS 7:00pm

Board Members:		Term on Board Expires:
Tom Hipp (PV)	President	2018
Matt Nickson (OP)	Vice President	2019
Floyd Wohlrab (OP)	Treasurer	2019
Brian Doyle (PV)	Director of Communications	2019
Cher Brownback (PV)	Director of Landscaping	2019
Maggie Scaletty (PV)	Secretary	2019
Open Position (OP)		

The meeting was called to order at 7:00 pm by President Tom Hipp and a quorum was present. Maggie Scaletty went over previous minutes from the June 5, 2017 Annual Meeting. A notion to accept minutes was approved and motion carried.

Committee Reports:

Treasurer’s Report: Financial Status and 2017/2018 Budget – Floyd Wohlrab, Treasurer

Mr. Wohlrab addressed the trash budget which only applies to Overland Park residents. He reported that current cash on hand was \$22,458. Insurance and administrative expenses were discussed as was the collection of trash fees in Overland Park. Mr. Wohlrab also highlighted expenses that are not recurring that were incurred in the last fiscal year budget such as the Kenilworth directories which the HOA only prints and sends out every few years.

Communications Report: Brian Doyle, the Director of Communications

Mr. Doyle reported on the distribution of the Kenilworth Homeowners questionnaire. He advised residents that the Kenilworth HOA Facebook mirrors the Kenilworth HOA Website.

Landscape Report: Cher Brownback, Director of Landscaping

Mrs. Brownback gave a report on the progress and condition of the islands, statues and urns in Kenilworth. Recently Mrs. Brownback, Mr. Hipp and Mr. Wohlrab attended a luncheon at the Nelson and listened to a gentleman named Paul Benson who specializes in statues renovation etc. Mr. Benson currently contracts with the City of Prairie Village, so Mrs. Brownback has contacted public works to arrange a meeting with Mr. Benson on the condition and care for Kenilworth’s statues and urns and is awaiting feedback from public works. Mrs. Brownback also discussed neighborhood interest in hiring a company to care for the main entrances as well as the renovation of the columns on west side of roe near new park and adding a Kenilworth sign.

Outbuilding Evaluation Committee Report: President, Tom Hipp addressed the quorum to report the findings of the Outbuilding Evaluation. Mr. Hipp informed the quorum that the committee was formed to develop recommendations of a consistent policy for granting and/or withholding permission regarding outbuildings in Kenilworth. Additionally, Mr. Hipp discussed the importance of reviewing the intent of the original deed restrictions as well as fair policies on this issue moving forward. Mr. Hipp informed residents that the Kenilworth HOA Board will take into consideration the evaluation committee's reports, the resident survey and the annual meeting discussion and vote to enact a policy for approval /denial of outbuildings. The HOA board created a survey regarding outbuildings and 73 people have responded out of 309 households. The two opinions presented by the outbuilding committee were; Opinion One: no outbuildings should be permitted. Opinion 2: Some outbuildings should be allowed with restrictions. The outcome of the survey results was conveyed as follows:

- email communication is strongly preferred, but paper communication is still relevant
- nextdoor is preferred as a way to get in touch with other neighbors
- people are interested in smaller get togethers with immediate neighbors
- people are interested in a common area - green space and/or pool
- people want to preserve the columns but fix up that property

Neighborhood Discussion on Outbuildings:

30 minutes were allotted during the meeting for a neighborhood discussion on the two opinions on outbuildings. During this time residents addressed size restrictions, material, paint and congruence with the architectural structure of the home. Discussions also ensued with regards to asking homeowners to attach an additional structure to the home as opposed to building an outbuilding or shed. Residents discussed many opinions during the discussion including but not limited to the possibility of requiring architectural drawings, whether to grandfather in old outbuildings as well as the possibility that the younger generation moving into Kenilworth would find outbuildings to be a selling point. At the end of the discussion the quorum was informed that the board would take all opinions and survey results into consideration and that the vote would be held later TBD.

Additional Items Discussed:

Residents discussed whether a welcome letter to new residents would be a viable option to inform new residents of trash pickup days, neighborhood HOA events, deed restrictions and general property guidelines (when to put out trash, not to park cars in driveways, etc). A discussion about trash and recyclables disposal was briefly discussed and it was suggested that a note in an upcoming newsletter with information on how best to recycle (break down boxes, and share with immediate neighbors if needed). Further items discussed were with regards to what issues the HOA handles versus city codes enforcement and whether rental properties are allowed in Kenilworth. Residents also discussed ways to decrease expenditures in the HOA budget as well as the possibility of raising HOA fees.

Upcoming Events:

A reminder of upcoming events was announced. Specifically, that at 9:00 AM July 4th, 2018 would be the Kenilworth Annual Fourth of July Parade starting at 93rd & Alhambra to the Lutheran Church of the Resurrection

Voting for Board Members: There was a call for nomination of board positions. The only candidate for the one Overland Park position was Mr. Ed Wolfrom and Mr. Wolfrom was elected as a director by unanimous decision. For the Prairie Village position the only candidate for Prairie Village was the incumbent Mr. Tom Hipp and Mr. Hipp was unanimously re-elected for Prairie Village.

The meeting was adjourned at 8:22pm.

Respectfully Submitted By: Maggie Scaletty, Secretary