

PRAIRIE VILLAGE HOMES ASSOCIATION
Annual Meeting
February 10, 2021
Zoom meeting
Minutes - Approved

Board members present: Cheryl Murphy, Jason Anderson, Elizabeth Jones, Lissa Haag, Pat Roberts, Leslie Bowman, Ron Nelson, Lacey Ransom, George Ransom

Board members absent: Maura Coleman

Guests: Maddie Kamphaus, Janice Orrick, Catherine Fedotin, Shelby Story, Marianne Noll

Meeting was called to order by Ron at 7:00 p.m.

Minutes from the Annual Meeting held February 10, 2020 were approved.

Election results:

All candidates listed on the ballot introduced themselves. 15 ballots were submitted to HAKC and results were tabulated. Pat Roberts, Elizabeth Jones, Lissa Haag, Shelby Story, and Marianne Noll were elected. Term limits will be set at next month's board meeting. Two of the newly appointed members will receive one-year terms to complete the terms of Leslie and Jason who complete 2 years of a 3-year term.

Officer reports:

President – Our HOA received media attention for various reasons this year including concerns raised about past discrimination in our deed restrictions created in 1941 that restricted home ownership by people of color. PVHA sent a letter to the City Council sharing the steps that have been taken in the past by the Supreme Court and the PVHA board to negate the language. The City Council will receive a report from the City Attorney this coming Tuesday at the City Council meeting. He is expected to advise if there is anything further the PVHA can do to negate the racist language. There was also press coverage this year while the city was discussing allowing ownership of backyard chickens in the city of PV. PVHA formed a chicken committee who created guidelines and a process for homeowners who are interested in raising chickens. Discussions on tear downs and rebuilds have been largely taken over by the city.

Vice President, Jason Anderson - no report

Secretary, Lissa Haag – Lissa will send out the new Board roster and meeting dates after this meeting.

Treasurer, George Ransom - George shared the proposed budget. Pat and Cheryl have done a great job managing the budget for the islands which is our largest expense. We received \$8751 in donations in 2020 that will be used for 2021 island expenses. Budget has been adjusted to show donations as a separate line item, so they are reflected separately from the budget allotted. Detail of expenses is attached.

The number of outstanding liens dropped in 2020 from 7 to 3. The dollars owed dropped from \$17k to \$11k. The recovered funds go into our bank account and are not spent as part of our budget. A motion was made and seconded to approve the budget. Motion passes.

Our current account balance is \$114,000. Ron reminded us that we cannot budget for more than the amount we receive in dues according to our deed restrictions. We cannot spend more than we take in. HOA dues are set at amount they were set when HOA was created, and they cannot be raised without a 2/3 majority vote of HOA residents.

One of our guests heard that the City Council is considering passing regulations to tax the sale of homes to help raise funds for affordable housing. Ron confirmed that this matter has not come to the City Council for discussion.

Committee Reports

Social Committee: Lissa, Maura

There were no activities in 2020 due to Covid-19, but we hope to resume activities again in 2021. We expect to plan two socials for 2021 assuming the Covid-19 vaccine is available, and we can get together in person. It has not been announced if the Art Fair will happen this year or not.

Communications Committee: Jason, Lacey

Lacey gathered estimates for printing a postcard to announce our social events for the year. Both color and black & white postcards fit within our budget. Lacey reported that our website traffic doubled from last year and 2021 has started out strong as well. A question was raised if we can place our minutes on our Facebook page or our website. Suggestion was made to add a link on Facebook and our website to the HAKC site where they are stored. Lissa will check with HAKC to see if we can link.

Island Committee: Cheryl, Pat

We have a total of 47 islands including an island that was acquired last year on Rosewood when that small section of homes was added to our association. The island committee was given a base budget of \$9000 and in addition received donations of \$5,598.46 of which \$2500 was planned in the donation budget.

Most of the expenses this year were paid to Canopy Lawn Service for their help in managing the islands that do not have volunteers. The total island budget including donations was \$14,598.46, and we spent \$16,751.71. The overage will be absorbed in the current budget which was under budget on socials due to COVID-19.

We currently have 26 island volunteers with various levels of engagement. This year we improved 12 of 26 islands that Canopy manages. Next year we expect to improve only 7 islands, so less funds should be needed. Expenses were higher this year due to plant shortages and increased prices from nurseries. Cheryl compared our expenses to a HOA in Leawood who has 55 islands but only 2 big ones. They spend \$32000 for maintenance and \$5000 for plantings, which is comparable per island to ours. Next year the island committee will have \$9000 from the budget plus \$8751 that was donated toward islands in 2020.

Guest Maddie Kamphaus serves on the Arts Council and reported that the Art Council will be highlighting island artwork in the coming year. She will put Cheryl in touch with the people in charge of that project, so we have a heads up on which of our islands will be featured. Information can be found at artspv.org.

Chicken committee – 10 packets for interested backyard hen owners have been delivered to HAKC. The new regulations are posted on the website. So far, 1 person has contacted them. Maggie raised the question about yards that do not fit into measurements described in our regulations such as corner lots or diagonal lots. We increased the distance required between the coop and the home from 10 feet to 15 feet. Committee advised that we see how this year goes and then review the regulations again. Maddie has volunteered to take Jason’s seat on the chicken committee. Request was made to create a variance process for homes that do not fit a standard lot.

Deed restrictions – no report since it was covered in Presidents report.

Cheryl announced that Doug Luther will attend our Board meeting next month to refresh our knowledge on the responsibilities of our HOA and what HA-KC does for our association.

Meeting adjourned at 8:20.

<u>2021 Meeting dates:</u>	
Monday, January 11	Board meeting
Wednesday, February 10	Annual meeting
Monday, March 8	Board meeting
Monday, May 10	Board meeting
Monday, July 12	Board meeting
Monday, September 13	Board meeting
Monday, November 8	Board meeting