

PRAIRIE VILLAGE HOMES ASSOCIATION
Annual Meeting
Village Presbyterian
February 8, 2023
Minutes - Approved

Board members present: Cheryl Murphy, Lissa Haag, Pat Roberts, Ron Nelson, Lacey Ransom, George Ransom, Loreen Buccigrossi, Merrie Morris

Board members absent: Shelby Story, Catherine Fedotin

Guests: Alan Zlotky, 4623 W. 69th Terrace
Mark Samuel, 4900 W. 72nd
Gary Goodfried, 4117 W. 68th St.
Patti Newsom, 4117 W. 68th St.
Doug Luther, 4200 Somerset Dr.
Sharon Prothe, 4637 W. 69th Ter.

Meeting was called to order by Ron at 7:05 pm.

Ron extended a warm welcome to our guests who introduced themselves. There were no comments from guests.

Current Board members introduced themselves.

Minutes from last year Annual Meeting held February 8, 2022 were approved.

Officer reports:

President, Ron Nelson - there has been nothing out of the ordinary going on in the HOA this past year.

Vice President, Shelby Story - absent

Secretary, Lissa Haag - meeting dates are the second Monday of every other month. All dates are posted on the website.

Treasurer, George Ransom – Presented the 2023 budget for review. YTD expenses will be updated once the fiscal year ends. Discussion regarding combining socials into a single budget and adding \$1000 above 2022 expenses to help with increased costs. Lissa moved to approve the budget with changes discussed. Cheryl seconded; budget passed.

Guest: Doug Luther - President, Homes Association of Kansas City

Doug explained that HA-KC serves as a back office for 80 HOA's across KC. They handle billing, dues statements, financial reports etc.... so board doesn't have to. Each HOA is unique and has a unique role and scope of governance. When a neighborhood is developed an HOA is created by the developer who sets up the document that becomes part of the property deed. This declaration states the powers a HOA has. HA-KC serves as a support system to board members.

PVHA's declaration is very general and our powers are vague. Our HOA was formed before the city of PV existed. The city took over a lot of what was originally in the deed restrictions expect for maintaining the common areas (islands), and social activities. We can't claim powers outside of what we're allowed to do.

PVHA deed restrictions include various levels of things we can enforce. Ours talk about set-backs of the home from the street, the direction a home can face, how wide the building can be in relation to the lot. It does not talk about design of the house. Restrictions can be enforced through the courts. If we wish to make a change - it requires written consent from 2/3 of homeowners. Making a change is difficult because of several reasons:

1. They are cumbersome because they were created in 1943 when there was very little experience with HOAs. We are one of the first HOA's in the US, so they were written in very general terms.
2. A change requires 67% of owners from each plot to vote in favor of change. Each time a new part of PVHA was built, a new plot was created so there are many plots in PVHA.
3. PVHA is one of the largest HOA's in the US. We have over 1500 homes in our HOA. There are 27 HOA's in PV - 11 of which are active. One of the main challenges is overcoming resident apathy.

There are multiple plots within PVHA and there isn't one set of restrictions for all plots. It would be very confusing to homeowners to post them all on-line.

To clarify - Wards are government boundaries and are not related to a HOA.

Resident said it's defeating to know how difficult it is to change our deed restrictions, and questioned why residents should pay dues if they can't have a voice.

Ron noted that our dues are typically less than \$20 per year and they pay for island maintenance and social events. We can't raise our dues that were created in 1941 without deed restriction changes.

Doug further explained that city and HOA rules run on parallel paths and homeowners must comply with both. The city can't enforce HOA rules, and the HOA rules can be stricter than the city as is the case with allowing poultry.

Lissa asked what our restrictions say regarding single family homes. Doug stated our deed restrictions generally state that our lots are designed to be used for occupancy by a single family.

Our deed restrictions have differing language regarding outbuildings, and ADU's haven't been addressed thus far. In general, outbuildings require approval from HOA, however the language is ambiguous and vague, and therefore hard to enforce. Generally a HOA can't enforce a rule suddenly without prior

enforcement. Enforcement would be associations responsibility and they could file a lawsuit to make the offender comply.

Question from resident on who will tell them if they're complying with HOA rules if they make a change to my home. HA-KC sends letter to resident telling them they need to comply with HOA rules, and its homeowners responsibility to comply.

Committee Reports

Social Committee: Loreen reported that the social committee hosted an ice cream social, garage sale, and fall festival last year. Lissa recommends not continuing with the garage sale due to lack of participants the past few years.

Communications Committee: Lacey reported that 1,119 color newsletters were sent out in January. In the last 3 years our website had 4,504 views. So far in 2023 there have been 806 Facebook likes, and we have 648 followers. Lacey set up a shared google drive where we can house documents and help with committee transitions. She set up a newsletter folder, website folder with log ins, minutes folder, and a logo folder. She suggested we create an island folder.

Island Committee: Pat explained that we have 26 islands with no volunteers so we use Canopy lawn service. The volunteers we do have control their islands completely including determining the kind of plantings. The committee spent \$14,000+ in 2022 with more than half spent on mulch and plants. Cheryl and Pat are in touch with the city about the 3 islands that will be affected by the Mission Road project between 67th and Tomahawk. The plants from those islands have been taken out and will be put back in. The covers on some statues are from the city.

Chicken Committee: nothing to report

Home of the Month: no report.

Election Results: 9 ballots were returned. Sharon Prothe and Patti Newsom will be joining the Board. Shelby and Ron were re-elected.

Meeting adjourned at 8:20.

2023 Board meeting dates:

Monday, January 9	Board meeting	VP - Room 126
Wednesday, February 8	Annual meeting	VP - Room 126
Monday, March 13	Board meeting	VP - Room 126
Monday, May 8	Board meeting	VP - Room 126
Monday, July 10	Board meeting	VP - Room 126
Monday, September 11	Board meeting	VP - Room 126
Monday, November 13	Board meeting	VP - Room 126