

Prairie Village Homes Association
Minutes November 14, 2007

Members Present: Susan Forrest, Ashley Weaver, Sharon Chinnery, Susan Spencer, Bill Chinnery, Michelle Nash, Dick Haun

Members Absent: Susan Britton, Jori Nelson

Call to Order: The meeting was called to order by President, Susan Forrest at 7:00 p.m.

Guests: Doug LeVota at 6748 Fontana, Deena Blake at 6739 Fontana, Mark Eddy at 4101 Prairie Lane, Pat Roberts at 3912 W. 68th Street, Ian Bartalos at 4007 W. 69th Street.

Minutes of Last Meeting: The minutes from the October 7, 2007 were approved. Approval of minutes from the September 19, 2007 meeting was tabled, to give board members the opportunity to review corrections and receive attachments.

Officer Reports:

President, Susan Forrest reported that long-time PVHA volunteer Island Captain, Dick Haun was recognized and received a well-deserved “Aloha Island” award at the HACCD’s All Board Annual Dinner on November 7, 2007. Five members of the PVHA Board attended the dinner. Future PVHA Board meetings will be at the Community Center. The Mayor’s Tree Lighting ceremony will be Monday, November 26 from 6:30 – pm. PVHA will not be making a financial contribution to the event.

Treasurer. The Balance Sheet and the Income and Expense Statement for the period ending Sept 30, 2007 was e-mailed by Michelle Nash, Treasurer to the Board on 10/23/07. Financial Statements approved by the Board. Michelle inquired as to the purpose of HACCD e-mailing the Financial Statements to the President and Vice-President. Susan Forrest answered that she saw it as a standard procedure and that it would not change the treasurer’s duties or role. Susan Forrest asked how the Board can adjust the system to alleviate cash flow problems in the future. Michelle suggested that if the Board had a policy that an expense in excess of \$X must be approved by the Board then cash flow could be better managed. Michelle stated that the item could be added to the Finance Committee’s “To Do” List. Michelle also stated that reviewing cash flow (which is based on the approved budget and any subsequent approvals by the Board) became a concern in September because only \$5,000 for attorney fees and services was approved by the Board. Michelle stated that she inquired toward the end of August as to the financial status of attorney fees & services rendered to-date. Sharon Chinnery suggested that all future contracts be submitted to the finance committee for review, prior to being signed by a PVHA representative.

Committee Reports:

Newsletter – a special newsletter was produced to inform residents of the law suit and results. It was hand-delivered to save postage. The target for mailing the next newsletter is 4 weeks prior to the Annual Meeting (February 20, 2008). January 1 is the deadline for

submitting copy. Michelle Nash suggested adding a masthead to the newsletter, to help clarify authorship.

Deeds Restrictions – Ashley Weaver and Susan Forrest are working with two architects and an attorney to further clarify the definitions of bungalow and 1 ½ story. All are currently volunteering their time. If any fees are to be incurred, approval of the Board will be obtained. Bill Chinnery asked that the group look into whether it is possible to make our deed restriction definitions more compatible with the Prairie Village city codes. Bill stated that he agreed with the Treasurer that we must keep a close watch on fees. He urged the Board to interview other legal advisors and reminded members that, to date, the total cost for the recent law suit was \$10,899.37. Michelle Nash inquired about the status of the City sending permit applications to the associations, per their new policy. Susan Forrest answered we have not yet received any from the City, although PVHA is registered in the distribution list. The amendment to the deeds restrictions, which eliminated discriminatory language, was filed with the State on November 7. (This change was required by State law, and therefore, was exempt from the rule requiring a large association-wide vote of approval for changes or amendments.)

Islands – Ashley Weaver reported that all statutory has been assessed for breakage and repair needs. She will work with the Treasurer and provide priorities.

Public Forum:

Doug LeVota, 6748 Fontana, offered his congratulations to Dick Haun and thanked Sharon Chinnery, Ashley Weaver and Michelle Nash for forwarding the minutes and financial reports he had requested. Mr. LeVota objected to the personal nature of President Susan Forrest's remarks to Treasurer Michelle Nash, during the September 19, 2007 meeting. Mr. LeVota re-introduced the topic of his proposed by-laws changes and pointed out that he felt the amount of money spent on the law suit should have been spent on changing the deeds restrictions. Mr. LeVota asked what the Association and the Board could do to remove the current president, and who holds the Board accountable. Susan Forrest answered, "If I run for re-election, don't vote for me." and "The Board has the authority to remove any officer."

Mark Eddy, 4101 Prairie Lane, asked that the Board explore the idea of establishing an architectural review committee similar to the architectural review board, which is in place in Mission Hills and meets with Mission Hills City Hall officials. Mr. Eddy recommended throwing out the PVHA deeds restrictions and noted that our current deeds restrictions address size, but not other aspects of appearance. Example: Our current deeds restrictions would permit a one-story glass house. Mr. Eddy asked what was preventing the Board from changing or adding to the deeds restrictions. Susan Forrest answered that it is very difficult to add or delete something from the PHVA deeds restrictions. Mr. Eddy suggested that we could form an ad hoc committee to address this issue. Mr. Eddy also asked that the Board remove the names and addresses of the parties involved, when publishing the result of court proceedings.

Old Business:

Email Votes – the following items were acted upon via email.

October 15, 2007: Rules of Order, unanimous approval

October 24, 2007: Newsletter was approved

November 9, 2007: Time allotment for guest input passed

Policy on Delinquent Accounts –Michelle, as Finance Committee Chair, reported-that Susan Britton of the committee was spearheading delinquent account issues. A decision on the policy regarding delinquent accounts was tabled.

Annual Meeting – Sharon Chinnery reported that we still need a date and location for the meeting. She asked the Board's approval for holding the meeting in the Council Chambers in order to accommodate a potentially large number of attendees. Sharon also recommended that we serve a light refreshment, rather than dinner. The Board was in favor of the plan. Sharon will secure the use of the Chamber and a date and report by next meeting. Susan Forrest stated that the Board's by-laws allow for proxy voting and that we should make that available this year. Sharon and Susan will confer with HACCD on a way to implement this procedure.

Board Vacancy – The Board received six applications from PVHA members volunteering to fill the position vacated by Brent Muecke. The applicants were Ron Nelson, Logan Gerkin, Ian Bartalos, Sally Wiley, Elisa Blake, and Deena Blake. Applications were read to the Board. The Board elected Ian Bartalos to fill the position.

New Business:

By-laws changes – the changes proposed by Doug LeVota need more study and were tabled for discussion at the January, 2008 meeting. Example: It was pointed out that, if adopted, the change being proposed by Mr. LeVota in #1, Section 7 would compute to only 1.9% of PVHA's total membership.

Advertisement Policy for the newsletter – Accepted

E-Mail Policy – Susan Spencer volunteered to draft a policy regarding the use of emails as a means of Board communication.

Ad hoc Architectural Review Committee – The Board approved the formation of an ad hoc architectural review committee. Part of the committee's task will be to look at what is involved in amending the deeds restrictions and to find ways in which the committee can be helpful with aesthetic aspects not addressed in the deeds restrictions. The committee will need a liaison from the Board, and Sharon Chinnery accepted the responsibility of serving as the liaison.

Adjournment: 9:05pm

Next Meeting: January 16, 2008, 7:00 p.m.

Respectfully submitted: Sharon Chinnery