RENAISSANCE HOA BOARD MEETING MINUTES

WEDNESDAY, JULY 1ST 2026 VIA ZOOM 6:30PM

The meeting was called to order at 6:30 p.m. by President Linda Jones. Attendees included Carolyn Spears, Treasurer; Dorothy Ruffin, Secretary; Pastor Antoine Lee; and Mrs. Kinkesha Lee. Pastor Lee opened the discussion by addressing concerns about the property lot on the north side of Bernard Powell, across from Renaissance Place.

Discussion Summary: Bernard Powell, Vacant lot and HOA Next Steps:

Property Condition and Neighborhood Concerns

Pastor Lee reported ongoing concerns about the property across from Renaissance. The property Lot is not being consistently maintained, and the city has reportedly charged the owner for grass cutting. Even when maintenance occurs, it appears incomplete.

Several issues were identified as affecting the neighborhood:

- Overgrown vegetation and poor upkeep
- Illegal dumping on the Bernard Powell vacant lot
- Possible hazardous dumping, including a large container of liquid that appeared to be oil
- Unwanted activity around the property
- Potential impact on nearby property values and neighborhood safety

Concerns About the Current Owner and Lack of Development

Pastor Lee stated that the property was expected to be developed, but no ground has been broken. He explained that the property is associated with UAKCEVELLC, a Florida-based shell company reportedly owned by Vewiser. (**UAKCEVE LLC** (often styled as UAKCEVE, LLC) is a Florida-registered shell company tied to high-profile international asset concealment litigation.)[1]

According to Pastor Lee, Vewiser has been successful in acquiring property but has not demonstrated success as a developer. He noted that other properties associated with V-Wiser also appear to remain undeveloped. Because of this, Pastor Lee said he has little confidence that the promised development will move forward.

Potential Case for Reclamation

Pastor Lee proposed that the HOA explore reclaiming the property back through Legal Aid rather than purchasing it back. He suggested that the HOA may have grounds to act based on the property's condition and history.

Potential supporting factors include:

- Environmental and safety concerns
- Illegal dumping
- Severe overgrowth
- Possible tax delinquencies
- Repeated 311 complaints
- Failure to follow through on development commitments

Pastor Lee referenced Missouri statutes 447.620 through 447.624 as a possible legal basis for pursuing reclamation. He recommended working with Legal Aid to determine whether the HOA could ask the court for temporary custody or jurisdiction over the property.

Possible Development and Maintenance Plan

Pastor Lee emphasized that the HOA would need a clear plan before pursuing reclamation. He acknowledged concerns about taking on a development project that could create a financial burden or long-term maintenance responsibility.

One possible concept discussed was a controlled pocket park or private gated park. The rendering shared by Pastor Lee included features such as:

- Fencing around the property
- A picnic area with benches
- A shelter house
- Open space for resident use
- A possible dog park area, although this was only part of the rendering and not a required feature

The group discussed the possibility of renting the space to residents for gatherings, such as picnics or family reunions, with rental fees helping offset upkeep costs. Maintenance concerns included grass cutting, fence height, security, future wear and tear, and determining the exact property lines.

Potential Partners and Funding Sources

Pastor Lee suggested that the HOA seek support from the City of Kansas City and explore neighborhood improvement or empowerment grants. He referenced prior grant funding used for neighborhood improvements, such as wall repairs, as an example of possible support.

Potential allies mentioned during the discussion included Melissa Patterson-Hazley and Melissa Robinson, who may be able to help identify resources, city contacts, funding opportunities, or development options.

Upcoming Meeting with Melissa Patterson-Hazley

The group discussed using an upcoming meeting with Melissa Patterson-Hazley to raise the property issue. The meeting was described as a Q&A opportunity where Renaissance HOA members could bring neighborhood concerns forward.

The preferred meeting date discussed was Monday, August 3, at 6:00 p.m., with the location likely to be the Gregg Klice Community Center on 18th Street. Dorothy offered to help confirm the meeting space, and the group discussed reserving the space from approximately 6:00 p.m. to 7:30 p.m. Refreshments would be handled by Melissa Patterson-Hazley's office.

Recommended Next Steps

- Share Pastor Lee's rendering and written notes with board members and residents.
- Confirm the August 3 meeting with Melissa Patterson-Hazley.
- Confirm the meeting location and room reservation.
- Ask Melissa Patterson-Hazley what city records, contacts, or development resources may be available.
- Consult Legal Aid about the legal basis for reclamation and the HOA's options.
- Research ownership, taxes, ordinances, property lines, and any outstanding violations.
- Consider meeting with Vewiser after the HOA better understands its legal position and options.
- Develop a realistic maintenance and funding plan before committing to any property use.

Key Takeaway

The group agreed that doing nothing also carries consequences, including continued neighborhood impact and declining confidence that the current owner will develop the property. Pastor Lee encouraged the HOA to become informed, organize its options, and consider taking action rather than continuing to wait indefinitely.

Follow-up Notes and Resolution to June 9 HOA Board Meeting Notes

Dorothy Ruffin reviewed the June 9th, HOA meeting minutes. The discussion focused on two main topics: the proposed increase in HOA dues and grant funding for neighborhood beautification. The board noted that residents should receive communication about the proposed dues increase before any final decision is made, and that the timing must comply with the HOA covenants.

The board selected the second draft of the resident letter regarding HOA dues increase and scheduled the next board meeting for Wednesday, July 1.

On July 1st. the board extended the timeline, with a new date to be determined, so the following items could be finalized before information is presented to residents:

- Covenant timeline requirements for fee increase.
- Payment plan guidelines, including a 6% assessment penalty for missed or late payments.
- The proposed new annual HOA fee of $360.

After no further questions this meeting was adjourned at 7:40pm

Sincerely Submitted

Dorothy Ruffin, Secretary

See the attached amendment on page 5.

July 3, 2026, Amendment
President Linda Jones added the following amendment to the July 1, 2026 HOA meeting minutes regarding the proposed HOA dues increase, covenant requirements, and related payment guidelines.

- **Covenant timeline requirements for fee increase.** The HOA Dues Increase is based on the CPI ***Consumer Price Index*** formula. The **inflation rate** can be derived from CPI using:
  Inflation Rate = [(CPI in Current Year - CPI in Previous Year) / CPI in Previous Year] × 100 The result of the formula is then multiplied against the current HOA Due amount to determine the new HOA Dues rate. Note: We can acquire the 2025 CPI but will need to wait to acquire the 2026 CPI Due out December 31 2026. Therefore, the HOA residents would be notified in March or June 2027 that their HOA Dues would be increasing for January 2028.
  Per the covenant if the HOA Dues are higher than the CPI formula then a vote from the HOA community will be required. Therefore, the board we can only increase HOA Dues per the CPI Formula.
- **Payment plan guidelines, including a 6% assessment penalty for missed or late payments.** HOA Dues x 6.0% = late fee
- **The proposed new annual HOA fee of $360.** However, we will need to see what the formula reveals it could be $360.00 or less based on the CPI Formula.
  The **inflation rate** can be derived from CPI using:
  Inflation Rate = [(CPI in Current Year - CPI in Previous Year) / CPI in Previous Year] × 100