

Tomahawk Road Homes Association (THRA) Board Meeting Minutes

Date: November 18, 2025

Location: Home of Ginny Beall

Call to Order

Board President Ginny Beall called the meeting to order and thanked members for attending.

Approval of minutes from the previous meeting was requested.

Motion to approve the minutes as distributed in advance:

- Moved by Bill Bruning -

Seconded by Kay Bleakley

Motion carried unanimously.

Roll Call of Officers / Attendance

Present:

- Ginny Beall – President
- Kay Bleakley – Treasurer
- Erik Swanson – Treasurer Elect / Incoming Treasurer
- Brady Burns – Secretary
- Bill Bruning – City Council Liaison / Attorney
- Liz Lozier – Community Engagement (North of 67th)
- Alyssa Hermreck – Community Engagement (South of 67th)
- **Lucas Pitts – at large**
- *Kate [last name not stated] – Guest/Resident*
- *Additional residents as noted in discussion*

Absent:

- Louise Allen – Director, Park Board Liaison (not present; irrigation bid follow up pending)

Financial Report – Kay Blakely

- Financials through October 31, 2025 were reviewed; July statements had remained online due to accountant absence.
- November figures are estimated pending November 30 close; Treasurer will update prior to annual meeting posting.
- Account receivables were discussed; last five accounts include four chronic delinquencies and one homeowner unpaid for two years.
- Treasurer consulted Doug Luther (Homes Association of Kansas City). Authority to collect and lien derives from the 1935 Jackson County declaration.
- Delinquent accounts may be charged 10% interest beginning January 1 following billing. - Recommended process: send delinquency letters with payment deadline and notice of intent to file lien.
- Board granted assent for Treasurer to send letters to delinquent homeowners and proceed toward liens if unpaid after deadline.

2026 Proposed Budget

- Treasurer presented draft operating budget and explained structural changes for clarity. - Island maintenance line item (\$1,500) removed due to no expenditures in five years and belief that work falls under Park Board.
- Capital improvements line item retained (\$1,500) for future projects though not used recently.
- Net operating surplus projected at \$11,692.50, intended for community engagement and beautification as projects arise.
- Designated funds remain: \$8,500 beautification reserve; community engagement funds carried forward from 2024–2025.
- Irrigation for Eisenhower Pond beautification deemed financially infeasible for THRA to support; flowers/limited beautification may be considered instead.
- Directory printing projected for 2027 (~\$5,400 estimate) and will require reserve funding, no current budget line yet.
- Board discussed long term constraint: dues cannot be increased, so recurring expenses must remain minimal.

Motion to approve the proposed budget for posting as previous notice for the annual meeting was made and seconded. Motion carried.

Annual Meeting Planning

- Annual meeting date tentatively set for Wednesday, January,21 2026, pending mayor confirmation.
- Previous notice packet to include: bylaw amendments, approved budget, dues notice, newsletter, and event/grant information.
- Annual meeting budget increased to \$6,500 (shared cost); Indian Hills HOA will host this year.
- Board agreed to seek member consent vote by affirmation rather than paper ballots, provided prior notice is clearly given.
- Reports at annual meeting to include City Council update (Bill Bruning) and Park Board/Eisenhower update (Louise Allen).

Community Engagement

- Block party on High Drive held; grant reimbursement paperwork to be submitted - Neighborhood Turkey Trot planned for Thanksgiving morning; organizers to submit forms/receipts before November 30 to use 2025 funds.
- Discussion on improving awareness of HOA event grants, potentially via Mission Hills city social media and/or HOA only information Instagram (comments disabled). - Discussion on neighborhood naming: interest expressed in using 'Southern Hills' to describe area south of 69th; board open to renaming for clarity/inclusivity.
- Board emphasized inclusivity for events across north/south areas and supported use of local text chains for communication.

City and Community Updates – Bill Bruning

- Recent mayoral election highlighted sidewalks/walking paths as key issue; new mayor Andy Weed takes office in December 2025 and will attend annual meeting.
- Potential for restriping 69th Street (Belinder to Indian) for walking paths; prior sidewalk proposal likely paused due to tree constraints.
- Utility construction (Google Fiber / other direct buried conduit work) causing neighborhood disruption; limited city leverage over providers.
- Former Lutheran Church property purchased by City for \$3.2M; future use to be determined through public meetings.
- Site constraints include flood plain areas and two microwave towers (one lease to 2044). City considering options including partial/total demolition or adaptive reuse.

Additional Business

- Board elected officers for 2026: Erik Swanson nominated and approved as Treasurer.
- Copy/printing budget line clarified as for annual meeting handouts; board members may print as needed.

Adjournment

There being no further business, the meeting was adjourned.