

WORNALL HOMESTEAD HOMES ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, March 12, 2011 at Bella Napoli

Present: Beth Antrup, John Rich, Lisa Duncan, Eric Youngberg, Virgil Larson, Dan Bailey, Tom Usher.

Absent: Janelle Sjue, George Howard.

Guest: Pierce Patterson (neighbor).

February minutes: Virgil moved to approve minutes and to add Tom's comments that he had emailed.

Tom's notes included:

- Information given to the Board by Clarence Foxworthy: our 5%- 8% delinquency rate on HOA dues is in line with other associations.
- HA-KC Homes Associations all have their own million dollar policies so if one association makes a claim the other associations are not left without coverage or able to make their own claims.
- The Planning Committee is focusing on the follow four projects and issues:
 1. Park/Maintenance: awaiting 2011 bid results from Parks and Rec.
 2. Island with sculpture: covered in the Feb. minutes.
 3. Dying trees in the Park: the Planning Committee is working on this.
 4. Bryant School: covered in the Feb. minutes.

The motion was seconded by Tom. Motion was unanimous.

Dan presented the treasurer's report. WHHA has \$21,634 in reserves. WHHA has \$1,166.43 received from donations over and above dues payments. This money goes into a separate account for WHHA.

Beth received a list of neighborhood owners delinquent in paying their dues from HA-KC. The total amount is \$2,266.58 with one property owing \$1,551.08. This property already has a lien on it. Beth will check with HA-KC to see if it is legal for the Board to send a letter to delinquent owners or publish their property addresses and names in the WHHA newsletter. It costs \$100 to put a lien on a property. Beth will give Tom the list of delinquencies for the Planning Committee.

Membership: there are 2 new neighbors; James and Heidi Hedges at 5700 Wyandotte, and John and Robin Cutcliff at 17 East 57th Street.

Communication: Virgil will put the new neighbors in the newsletter. Virgil will contact Jeff Chaney, who did not see his ad in the last newsletter as it had expired. He intends to purchase another ad. Advertisements are \$75/year.

Planning: Tom will submit an article about the Planning Committee. He will set a Planning Committee meeting after April 25. Dan asked to be included.

Tom reported on Triangle Park mowing services. The contract is for \$1,511. This includes weed control, fertilizer, and aeration. The mowing schedule is set for service once a week through June. After June, the mowing occurs every other week. WHHA will pay for them to mow

additional weeks. Eric moved that the Board allocate the money for the Triangle Park mowing service. John seconded and the motion carried.

Pierce discussed replacing the park's evergreen bushes at the south side of the park and at the island. 4" caliper Red Sunset maple trees will be planted in their place. Pierce has sent this task out to bid as a turn-key project. Virgil asked to have the stump grinding listed separately and the board can authorize the funds after the bid review. The trees will cost approximately \$450. Lisa moved that Virgil be paid for the trees he is providing. Eric seconded and the motion carried.

Island improvement/sculpture repairs: the budget is finalized. The electrical/lighting portion has been removed. The breakdown is as follows: sculpture repair \$7,500, new wall \$3,000, plantings \$3,000, and letters \$1,500.

Tom gave information on the status of the empty Bryant School building. Shannon Jaab is in charge of the community engagement portion for KCMO. Tom communicates with Kathy Arthur, a member of the adjacent Country Club neighborhood association. There are neighbors from both Associations interested in meeting to discuss the future of the school. Tom suggests we decide what we would approve and disapprove of in the re-purposing of the building: community space for rent and archive storage facility are two suggestions that have already been raised.

Block Captain Chair Mark Forsyth will set a meeting with the Block Captains to formalize communication lines to neighbors.

Tom noted Triangle Park needs some attention. He has called the city with a punch list. There are loose stones, the straw has blown away and left bare dirt. This needs re-seeded. Tom intends to spread new straw on the bare spots.

Eric talked with the Landmark Commission regarding 100 year celebration banners for homes. He plans to take a neighbor (Heather) to their facility and research the dates that neighborhood homes were built. Original photos of homes could be a potential fund-raiser for WHHA. The estimated cost of the banners should be less than \$500 for 2-4 permanent silkscreen banners. Eric volunteered to be the repository for the banners, maintain records of their current location, and submit a newsletter article concerning the banners.

Social/Events: Pierce Patterson is in charge of the Spring Clean Sweep on April 16. He sent the application to the Waste Company. HA-KC will cut the check. There will be three dumpsters for household refuse, and 2 dumpsters for yard waste. Beth said if anyone had items suitable for Habitat/ Restore to put in her yard for later delivery. Pierce said he could locate scrap metal dealers to stand by. Big Brothers/Big Sisters may also be notified for any items suitable for repurposing to their organization. The Fall Clean Sweep will be for yard waste only.

The Garage sale date is April 30.

Homes Inspections will occur in warmer weather.

New Business: Snow buddies had two volunteers this winter. The Board will try to plan for next winter and line up more volunteers.

Eric mentioned keeping track of WHHA accomplishments for the neighborhood, such as the Snowbuddies. Achievements can be presented at the annual meeting.

He also brought up the concept of renaming Triangle Park, possibly as a memorial to the Wolferman family.

Tom received information from the Center for Urban Agriculture and samples of homeowner association directory books that he shared with the Board. Tom reported that neighbor Tom Cooke had emailed him concerning someone wanting to give a “How-To” carpentry workshop to interested neighbors. The Board declined to address or advertise this.

Virgil reports that he received a “thank you” from recently retired long-time Board member Sue Scholl for a book WHHA had presented her.

Eric gave an update on the proposed Highwoods/ Polsinelli building on the Plaza that was recently voted down, and warned that a city council member could re-introduce the proposal.

Old Business: Beth had contacted four snow removal companies for bids for our neighborhood. Only one company responded. For a 2” event of snowfall, one pass through the neighborhood curb to curb costs \$800. A 12” snow may get 4 to 6 passes. Most surrounding neighborhood associations have this service. HA-KC puts this as a line item on the homeowner dues. The person Beth spoke with is a retired KC firefighter that does six other homes associations. If our neighborhood was to be plowed, interior streets are ones that receive plowing. Main streets such as Brookside and 59th would be cleared by the city. If WHHA chose to explore this, there would need to be a special assessment.

Meeting was adjourned at 10:15 am.

Respectfully submitted,
Lisa Sanford Duncan, Secretary