

Board of Directors Meeting
Wornall Homestead Homes Association
Saturday, October 13, 2012
Bella Napoli, 8:00 am

In attendance: Beth Antrup, Tom Usher, Virgil Larson, Lisa Duncan, Mark Forsythe, Janelle Sjue, John Rich (briefly). Absent: Pierce Patterson, Eric Youngberg.

Minutes from September were reviewed. Mark made a motion to approve them as written, with a second by Tom. All were in favor.

Treasurer's report was emailed by John previous to the meeting. Beth noted that HA-KC will allow online payments. They will still send us the paper invoice so that WHHA can add an insert if desired.

Lisa moved that Beth be authorized to send a \$500.00 donation to Wornall House. Virgil seconded and the motion carried.

Committees

Planning: Tom reported that the Planning Committee met 3 weeks back. They will update the image plan and are sorting through improvements and special project concepts. They will finalize a budget for their presentation at the November annual meeting. Some immediate projects include relocating the bus stop location at Triangle Park. It was asked if this bus stop could sport a WHHA banner and suggested that the old banner sign at 61st and Huntington be moved to the park as that location is now marked by the new stone wall and signage. Mark was reviewing some pedestrian lighting possibilities and locations that WHHA could request a PIAC grant for, including replacing existing sidewalk tile street markers that have been broken or are gone.

Inspection reports: Beth and others have received questions concerning if WHHA is still checking properties for blight or unsafe conditions. The board is not by choice. HA-KC can send a form letter to a specific address if the board felt one was required. Beth will consult with Clarence Foxworthy of HA- KC. The board does have an obligation to maintain the quality of the neighborhood. The Planning Committee will review options concerning this and report to the board at a later time. Tom also noted the value of board members appearing at any city meetings that impact our neighborhood, as council members note who shows.

Virgil's wife Barb is part of Brookside's 3/50 Project. She has offered to attend Brookside business meetings and we were glad to affirm.

John stopped in to deliver some Treasurer reports.

Janelle reported that Anne Marie Tutera is Wornall House's new director. She will be giving a presentation at our annual meeting.

New Residents:

- James and Kelly Dockins, 5924 Central
- Phillip and Alice Carr, 241 West 61st Street
- Lydia Gibson, 6016 Central.

Virgil reports that Ryan and Andrea Mulvaney purchased the house next to Virgil and Barb.

Claudine Thomas is a retired neighbor and has offered to deliver the welcome packet to new residents. Janelle noted that Countryside association gave her a large cooler full of vouchers and welcome gifts. The board discussed potential items we might offer. HA-KC has a packet they send.

Janelle mentioned that HA-KC is charging a \$120 "transfer fee" when residents move from one neighborhood to another under its umbrella neighborhood organization. Beth will ask Clarence Foxworthy about this as well.

Virgil noted that articles for the next newsletter are due January 2.

Fall Clean Sweep: Dumpsters are paid for and will be delivered in the early morning. Pierce's metal scrap person will be present. Tom was not sure if Big Brothers/Big Sisters were able to have a truck for this event. The Board originally selected the third weekend in October as the Clean Sweep date, but members of the Board have heard from neighbors as this coincides with the KC Marathon, which closes Brookside Boulevard during the race. The neighbors on the east side struggle to cross to access the dumpsters. The Board will look into the dates for next year. This event is also a good opportunity for teens to assist to fill community service hours.

Preparations for the Annual Meeting: Virgil commented that there are many new neighbors. Beth plans to send a personal postcard to notify them of the meeting. The meeting will be held at Country Club United Methodist Church, 57th and Wornall. Tom mentioned that the meeting room there last year was crowded enough to consider using the sanctuary. Lisa will open the church and prepare for the meeting on November 1. Mark asked if we should consider raising WHHA's base dues, which requires a majority of neighbors voting for it to pass. Our dues are low in comparison with adjacent neighborhoods, and Mark suggested we consider raising the base amount to \$25, which would take into account a five year cost of living index.

Countryside association to the north of us has much higher dues, which pays for private security, snow removal, new resident gifts, landscaping and improvements. WHHA has an agreement with KCMO to keep our areas maintained. Tom suggested planning to pay for maintenance of WHHA's landscaped areas in the future. Virgil has shouldered much of the maintenance and care. Beth will put discussion for a dues increase on the agenda. This can be done as a special assessment, such as the snow removal was. Raising the base dues requires a majority of owners mailing their votes for the increase. Raising a special assessment only required a majority vote at the annual meeting. Beth plans to compile dues

comparisons for Mark. The Planning Committee can segue into this topic after presenting the accomplishments from this year, and note the lack of funds to continue improvements. Beth and Mark will ask other association acquaintances for information on their procedures of raising dues.

Old Business:

- Google Fiber has offered a special open house on a Friday at 5:30 for our neighborhood to attend and view their product. They are located in Westport. They will give an overview on their forthcoming operations in our neighborhood and answer our questions. The weekend after the annual meeting was suggested.

- ATA/Trolley Trail update: The proposed development at 51st and Brookside Boulevard containing a Whole Foods store has asked the city for a curb cut that interrupts the Trolley Trail. Their design also called for a blank façade at 52nd street. Mark and Tom were present at the city hearing and spoke against these proposals. The curb cut has a major negative impact on pedestrian traffic. Information gained from an adjacent association is that UMKC is leasing the land to the development as a 30 year lease. Whole Foods' lease would be 10 years and after that, any type of business could take possession. This is a major decision that impacts not only our neighborhood but the Plaza and all surrounding areas. Additional curb cuts could set a dangerous precedent along Brookside Boulevard, and there are already the maximum number of cuts allowed. This impacts pedestrian traffic as well as motor traffic and sightlines.

Janelle asked how we as a board could unify in this protest. Tom hopes to sketch a plan of the potential development to discuss at the annual meeting. Mark asked if Whole Foods had issued their standpoint, and to invite a spokesperson to our meeting.

- Bryant Repurposing: Beth reports that Shannon Jaax (KCMO school repurposing) expects 4 proposals, the slim details are as follows:

1. Rockhill Tennis Club seems to have withdrawn their initial proposal with the intention of reworking its elements and either re-submitting or withdrawing permanently.
2. Schoolhouse KC's proposal did not seem to have adequate funding.
3. A proposal for single family homes was submitted by the developer that created Quality Hill.
4. Mystery submittal.

Shannon told Beth she would provide more information for our annual meeting.

The KCMO repurposing committee has accepted Hen House's proposal for a grocery store in the school building location in Waldo. The owner has agreed to install additional lighting, a pedestrian bridge, and CCTV for security. The Homes Association for that area approved of the Hen House store over a Walmart, as Hen House will participate as part of the neighborhood. The store owner plans a playground and a community room as part of their development. This will be a welcome grocery store as the Price Chopper at 85th and Wornall will close.

New Business:

The traffic light located at 59th and Wornall is in peril of being removed by KCMO. This was a sudden and uninformed action. Beth has spoken with Councilman John Sharp's office, which has been unable to locate any studies that were implemented to cause the removal of the stoplight. Many neighbors have voiced their displeasure over the possible removal.

Beth moved to adjourn, Virgil seconded the motion.

Meeting was adjourned at 9:30 a.m. Janelle gets an "above and beyond the call of duty" for appearing with a broken leg!

Respectfully Submitted,

Lisa Sanford Duncan, Secretary