

Greenway Fields Homes Association
Approved Minutes of the Board of Directors
February 15, 2016

Attendance

The meeting was called to order at 7:09 p.m. at the home of Cady Seabaugh, 427 Greenway Terrace.

Board Members:

Present - David Slawson, Nola Devitt, Cady Seabaugh, Sarah McCracken, Beth Noble, Nikki Crawford, Jeanette LePique. Bob Deeg present via phone link.

Absent - none

I. Agenda

Agenda for February 15, 2016 meeting submitted and approved.

II. Old Business

- A. Minutes from January 18, 2016 - Reviewed and unanimously approved. Minutes from Annual Meeting on February 6, 2016 were also reviewed and approved.

III. New Business

A. Assignment of Officers - David and Board

Discussion and description of Greenway Fields Homes Association (GFHA) and Greenway Fields Community Improvement District (CID) was reviewed. Roles of GFHA Board Officers (President, Vice President, Secretary, Treasurer, and Directors) and Committee Chairs (Communication, Newsletter, Security, Landscaping, and the newly created Centennial Planning Committee) were discussed.

Proposed Officers for GFHA:

President:	David Slawson
Vice-President:	(unassigned)
Treasurer:	Sarah McCracken
Secretary:	Jeanette LePique
Directors:	Nola Devitt
	Bob Deeg
	Nikki Crawford
	Beth Noble
	Cady Seabaugh

Proposed GFHA Committee Chairs:

Communication	Nola Devitt
Newsletter/Editor	Nikki Crawford
Security	Bob Deeg and Jeanette LePique
Landscaping/Snow Plow	David Slawson
Centennial Celebration	David Slawson and Beth Noble

The CID consists of five (5) Directors. Officers of the District consist of a Chairperson, Vice-Chairperson, District Manager, Secretary, and Treasurer and shall be elected annually by the Board at the annual meeting of the District, held in March.

Proposed CID Directors:

David Slawson
Nola Devitt
Sarah McCracken
Bob Deeg
Jeanette LePique

Cady made a motion to approve the above named positions in GFHA and CID, it was seconded, and **a vote taken**, with unanimous approval of those named.

B. President's Update - David

1. *Security*: No recent concerns. David spoke with former president, Gina Valentino, and she said they had historically increased security patrols November - January.
2. *Water Issues*: David wanted the Board to be made aware of customer complaints in area about markedly increased water bills. There has been much discussion on NextDoor Brookside. GFHA Board will take no action.
3. *Wornall Road construction*: Street light installation has destroyed Greenway Fields landscaping/sidewalks at Meyer Columns and also 63rd Street. Resident, and former GFHA President Clem Helmstetter, has been in touch with the city. David encouraged Board members to follow up and call Action Center at 3-1-1.

C. Treasurer's Update - Sarah

Cady discussed and described the financial aspect of the CID for new Board members. The CID becomes a taxing district and stabilizes finances. The Homes Association receives \$8-\$12/year from the assessed real estate property taxes for GFHA dues (social events and the newsletter). Sarah reported that the Fiscal Year (FY) is May 1 - April 30 and YTD GFHA and GFCID are both under budget. GFCID had \$7,000 budgeted for snow removal and thus far has only spent \$2,000. Tree replacement project with the city has \$3,000 that has not been used. David proposes unused funds be made available for the Centennial project.

D. Centennial Planning Committee - David and Beth

Cady will forward survey results, including a volunteer list, to David and Beth. Beth has a Centennial Proposal from three years ago with ideas (book, banners, PIAC grant to restore street tiles,...). Social functions will be funded from Homes Association and long-term capital improvements will be funded from CID.

E. Landscaping / Strawn Park - David

David is comfortable with landscaping contract with Soil Service and working with Brian Hobby and Don Archer. Regarding lost trees, Beth is recommending a "stump analysis" to determine number of trees lost. Strawn Park has had an engineer grading analysis and bids for grading/seeding, moving statues. Charlie Brown bid for Strawn Park statuary movement and storage was \$15,000. Possible option would be to permanently move statues to another location instead of incurring costs to remove, store, and re-set in same

area. Emerald Ash Borer 3-year re-vaccination due for 38 trees @ \$180/each. David and Beth to coordinate. "Urban Tree" was used in past. Cost paid from CID.

F. Newsletter Update - Nola

1. *Newsletter deadline:* Requested articles due by Friday, February 19th. Nola is recommending the quarterly newsletter be published every three months, regardless of events.
2. *Digital Newsletter:* Cady shared that currently the Newsletter is mailed using standard pre-sorted postage because it goes to every household (from Jackson Real Estate tax records). If Newsletter is not sent to all households (i.e. digital to some), postage rates increase. Discussion of digital option will be tabled until March meeting.

G. Website / Communication Update - Cady

1. Cady's resignation - Resignation pending due to moving out of Greenway Fields, however, she will be at March meeting.
2. Centennial Survey - discussed above.
3. Maintaining Google / Gmail / MailChimp / FaceBook - Nola will assume Communications when Cady resigns. Cady will make Nola an Administrator.
4. "DreamHost" was paid annual fee of \$129 in January from CID.

H. GFHA Calendar - Jeanette

Upcoming deadlines:

1. Landscape Contract finalization.
2. Update Board member roster at HAKC. Cady will update Nikki and Beth's contact information:
Nikki Crawford
yourpeacefulspace@gmail.com
913-908-2298

Beth prefers communication to be addressed to Elizabeth Noble.

3. David will mail letter to residents by end of February, re-capping Annual Meeting and discussing CID yearly assessment, currently \$140. Some residents said they were not notified about the Annual Meeting, even though it was posted on website and FaceBook. Board will try to get mailed letter out in January to make sure residents receive timely notification.
4. **Annual CID Meeting of the five Directors** needs to occur in March and will be tentatively scheduled for **Saturday, March 19th, 9:00 a.m. at Missouri Bank, 7 W. 62nd Terr.** Room and notary will be reserved and contact at Husch-Blackwell will be notified for document preparation prior to meeting. Meeting will need to be published at least 48 hours in advance.

IV. Next Meeting and Location

The next meeting will be Monday, March 21, 2016 at Nola Devitt's, 445 W. 61st Terrace at 7:00 pm.

V. Adjournment

The meeting was adjourned at 8:27 p.m.

