

Greenway Fields Homes Association
Approved Minutes of the Board of Directors Meeting
Monday, September 19, 2016

Attendance

The meeting was called to order at 7:06 p.m. at the home of Bob Deeg, 604 W. 61st Terrace.

Board Members:

Present - David Slawson, Nola Devitt, Bob Deeg, Beth Noble, Sarah McCracken, Nikki Crawford, Jeanette LePique

Absent - none

Resident Sharon Murray in attendance

I. Agenda

Agenda for September 19, 2016 meeting submitted and approved.

II. Old Business

- A. Meeting Minutes from August 2016 were reviewed and unanimously approved.
- B. EAB treatment - David
David called the City's Forestry Department to see if they treated GFHA trees and is waiting response. He will follow-up with Parks/Forestry and will then call Urban Tree Specialists. Nola will notify Board and then send MailChimp to affected residents.
- C. Wornall traffic light installation / landscape disruption - David and Jeanette
Jeanette spoke with Stephen King at Mark One Electric about bids from Soil Service (8/3/16) and he felt the \$3,700 bid was too high to restore the disrupted areas. The bid had planting for things he didn't think they disrupted (i.e. planting 50 liriopie @ \$500). He was agreeable to removing the construction debris and replacing/ restoring plantings that were destroyed. David made a motion to ask \$3,000 from Mark One, which factors in administrative time in taking care of this. Discussion ensued and it was decided that Jeanette will look at previous photos and ask Clem what the original cost was for Meyer Column landscaped beds and come up with an estimate believed to be fair to all parties. David withdrew his motion and no vote was taken.

III. New Business

- A. President's Update - David
NextDoor rumors about GFHA circulated on September 5, 2016. A post from a resident of Southmoreland Homes Association was inaccurate about Board and plans for Greenway Fields Park, particularly the two statues. Rumors were dispelled via email chain and at the resident's meeting. David has heard nothing more and feels it has been resolved.
- B. Treasurer's Update - Sarah
 - 1. Sarah has been in touch with Marilyn Sanders at the City and Amanda Pratt, paralegal at Husch, Blackwell about CID budget clarification and has not found that GFHA cannot use Cash Reserves from prior years. She cannot find any definitive information/proof that prevents the use of prior year surplus fund. There is \$10,000 in Major Maintenance Fund for this. Beth says we can file an amended budget with the City and also referenced "Chapter 67" Statute from Missouri state legislation. Nola recommends getting use of funds clarification in writing from Husch, Blackwell for future reference. Board **voted unanimously** to consult with Husch, Blackwell to clarify expenditures of CID funds for HOA use. Sarah will follow up and share with Board.
 - 2. Soil Service invoices for July/August were \$3,500. \$4,000 was budgeted for season. September costs were \$500 and Don Archer's fee for plans and presentation was \$547.

Current contract ends October 30th. We are currently over-budget by \$3,800 + Sept/Oct. Beth said that previous budgets for landscaping were \$6,000. Current landscaping budget is too low but there are funds available from other expense categories to cover.

C. Neighborhood Meeting summary - Nola & David

More than 50 residents attended the two meetings on September 7th and 10th at St. Andrew's. Board felt Don Archer did a very good job presenting ideas. Suggestions from September 7th meeting were incorporated into meeting on the 10th. The next step will be a MailChimp survey to vote on:

Centennial - 5 questions about events and three options.

Landscaping - 4 questions (drainage correction is assumed and will not be voted on): Statue placement, 62nd & Penn Island, Mosquito and grass treatment, GFHA and City replace street tiles. Not specific votes, but guides on drainage, statues, benches,... A MailChimp with history of Greenway Fields/Strawn Park will be included as attachment.

D. Lawn / Landscape - Nola

Resident David Thompson, previously in opposition to removal of oak tree at 62nd & Penn, agrees that the diseased tree should be removed. He sent a nice email to Nola. He assumes the city will pay for some, or all, of cost to remove.

E. Security - Bob & Jeanette

Bob looks at NextDoor to track crime events and prevention. Jeanette reported on GFHA statistics from past four weeks and found there were four incidents since 8/15/16 (stealing - 1; stealing from auto - 2; and auto theft - 1). There have been a total of five incidents specific to GFHA boundaries since June. Nola suggest an article for next newsletter that includes actual statistics.

F. Newsletter - Nikki

Next issue publish date is December 1st and Nikki is requesting article submissions by 11/15/16. She will include thanks St. Andrew's, specifically Michael and Gwen, for efforts to accommodate our recent resident meetings. Bob will submit article on glass recycling. Nikki will work with Christian Schulz on newsletter layout.

G. Communication - Nola & Bob

Bob and Nola will be in touch with Cady Seabaugh because Bob is having some trouble accessing admin site of GFHA website.

H. Calendar - Jeanette

1. Invoice Advertisers - Nikki will do in January for 2017.
2. Landscape Fall Clean-up - Soil Service will do.
3. Bids for next year landscaping - David recommends continuing with Soil Service for a second year and maybe re-visit some fee adjustments. He reports no complaints from residents and feels it is only fair to give them time to establish a system for GFHA.

- I. 445 W. 63rd Street / Variance for garage. Board received email from resident inquiring about HOA rules because neighbor wanted to build garage she felt was too close to street. David stated the Board does not take sides and supports existing city ordinances. Beth stated that a Covenant created HOA to enforce deed restriction. Beth has talked to resident. No action by Board.

IV Next meeting October 17, 2016

The next meeting will be at Nola Devitt's, 445 W. 61st Ter., at 7:00 p.m.

V. Adjournment

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

