



OAK MEYER GARDENS HOMES ASSOCIATION



Annual Meeting, Nov. 20, 2011

Agenda

- 1. OMG president Clayton Snodgrass**
- 2. Kelley Hrabe of Rockhill Greens development will give an update**
- 3. Joe Mereghetti on crime prevention**
- 4. Address by City Councilman Jim Glover**
- 5. Valerie Schoer announcement about high-interest loan legislation**
- 6. 2012 budget review**
- 7. Election of OMG board**

Minutes

The annual meeting of Oak Meyer Gardens Homes Association (OMGHA) took place on Sunday, Nov. 20, in the basement of St. Peter's Church, located on Meyer Boulevard.

Clayton Snodgrass, OMGHA president, started off the meeting by welcoming residents and introducing the current OMGHA board members who were present: Matt Roberston, vice president; Aaron Wright, treasurer; Lara Hale, secretary; Christie Makar, crime prevention contact; and Bill Blanck and Larry Williams, past presidents.

Snodgrass spoke about some of OMGHA's activities in the past year, including the annual summer social, which took place on July 21, on Locust St. He said he thought the event was very successful and was the best attended in years. Snodgrass also mentioned that the OMGHA group on Facebook was helping residents connect and become more engaged. He also announced that the board had made a contribution of \$1,000 to St. Peter's Church, to be used toward rebuilding the damaged wall on its north side, which faces Meyer Boulevard. The project used stone from the old Holy Name Church, and was estimated to cost about \$30,000. Snodgrass said the board approved donating the funds because its members felt it was a neighborhood beautification project.

Kelley Hrabe, project manager for the Rockhill Greens development (rockhillgreens.com), was scheduled to be the first speaker of the evening but was not present. Rockhill Greens will be a mixed-use community at 6601 Rockhill Road, bordering on the OMG neighborhood boundar-

ies. The project is being planned through an agreement between Sonoma Development Partners and Brookside Research Medical Center, on the latter's property, and will include "assisted living, apartments, commercial and retail uses focused on a healthy-living lifestyle," according to the Rockhill Greens website.

Snodgrass said that, although there did not appear to be much progress at the building site, Hrabe had told him that the project was going ahead according to plan. He added that he would relay any specific updates to residents when he heard from Hrabe.

Snodgrass introduced the next scheduled speaker, Joe Merenghetti, also known as "Joe, the mailman." Merenghetti, a resident of Lee's Summit, Mo., is the regular mail carrier for most households within the OMGHA boundaries. In doing his job, Merenghetti has become very familiar with OMG and many of its residents, and wanted to share his thoughts on preventing crime in our neighborhood.

Merenghetti relayed stories about some of the recent break-in that have occurred in and near OMG, including one which took place in October on the 600 block of 64th Terrace. The incident occurred at around 4:30 a.m., when the residents were home. He asked neighbors to be vigilant and look out for one another and to report anything or anyone that seemed suspicious. Merenghetti said reports of thefts rise during the holiday season and suggested that residents should not leave the boxes of expensive gifts outside their homes for collection because this serves as a notice to would-be robbers of what they will find inside. He also warned against giving any information to door-to-door salesmen who have been seen in the neighborhood recently.

Following Merenghetti came Jim Glover, at-large city council member for Kansas City's 4th District. Glover began by responding to the discussion of thefts in the OMG area, saying that he felt the city's new police chief, Darryl Forte, was already proving very proactive when it comes to crime.

Glover spoke about a proposal he is submitting to the city council that would guarantee that a certain amount of city's general fund be set aside exclusively for infrastructure purposes, such as resurfacing streets and sidewalks, providing snow plowing services, and maintaining traffic lights. He also spoke about the city council's efforts to promote Kansas City, Mo., as a business location, stating that he thought that continued revitalization of the downtown and midtown areas to attract people to live in those areas would also entice businesses. Glover said that the city is under increasing pressure from the Federal Aviation Administration (FAA) to renovate Kansas City International Airport from a three-terminal airport to have one central terminal and security check-in point. He said he knew it would be unpopular with most residents but that it was inevitable, due to the FAA's influence.

Answering a question from an OMG resident on what could be done about the problem-stricken Southwest High School, at 65th St. and Wornall Road, Glover said that the city council did

not have any say in the issue, but that he personally believed that there has been too much inconsistency in the school board, and that the city needed to put politics aside and run the school district as a business.

Glover closed by addressing the upcoming city redistricting, which must be done every 10 years according to a federal mandate, and which must comply with the Federal Fair Housing Act, administered by the U.S. Department of Housing and Urban Development (HUD). He said that the redistricting commission has submitted a new map for approval and invited all residents to attend a public hearing to discuss the plans at 6 p.m., Nov. 30, at City Hall. Glover said that he believes that OMG will become part of the 6th District. As a resident of this area, Glover still will be the district's council member at-large.

Glover invited residents to contact his office with any concerns by calling his assistant, Erica Torres, on 816-513-6515 or by emailing him at jim.glover@kcmo.org.

OMG resident Valerie Schroer spoke next about an issue she has been campaigning for: implementation of a state-mandated cap on loan interest rates. She said that the current average rate for the various "payday loan," "automobile title loan," and "consumer installment loan" businesses operating in Missouri is around 455 percent. Schroer works with the faith-based Communities Creating Opportunities outreach organization, which is petitioning the state to stop predatory lending practices by capping the rates at 36 percent. She invited attendees to sign the organization's petition after the meeting. Those who did not attend the meeting can contact Schroer at vschroer@everestkc.net to sign the petition or to ask for more information on the issue.

Clayton Snodgrass returned to the floor to run through the OMGHA budget for 2012. He highlighted some of the association's expenditures in 2011, including a savings of more than \$1,000 on catering the annual meeting by switching from Carmen's restaurant to Waldo Pizza, which offered a significant discount due to OMGHA's status as a not-for-profit benevolent organization.

Snodgrass asked attendees to vote on the proposed budget for the upcoming year (see attachment), which passed overwhelmingly.

The meeting wound up with a vote to keep the four key OMGHA board members (Snodgrass, Roberston, Wright and Hale) in place. Snodgrass also requested that residents who are interested in being involved with the board contact him as soon as possible by emailing him at mistersnodgrass@gmail.com. In addition to replacing Christie Makar, who would like to step down as crime prevention coordinator, the board is seeking residents to take on the roles of island marker maintenance coordinator and social events coordinator. Snodgrass explained that these residents will not be solely responsible for the tasks, but will serve as the primary contacts for relevant issues and projects.

Annual Budget

Revenue

Base Assessment	\$3,700
Other Service Assessment	19,220
Other Service Assess Adjust	0
Interest on Investments	300
Interest on Assessments	700
Other Income	0

Total Income **\$23,920.00**

Expenses

50100 Administration	\$4,885
50200 Annual Meeting	800
50300 Other Services-HAKC	500
50400 Insurance	1,024
50600 Island Maintenance	8,000
0622 Capital Improvements / Repairs	1,000
50700 Postage	1,800
51621 Meetings	100
51930 Summer Social	1,000
51933 Block Parties	500
51900 Dumpster Day	200
91900 Christmas Tree Pick-up	400
51910 Crime Prevention	300
51936 Newsletter Printing	1,000
52300 A/R Written Off	300
51932 Donations / Contributions	1,000
52400 Other	500

Total Expenses **23,309**

Net Income/(Loss) **\$611**