



**Oak Meyer Gardens Homeowners Association
Board of Directors**

Minutes of a Regular Meeting

October 21, 2019, Time: 6:30 pm

Location:

Conference Room
HCA Brookside Health and Rehab Center
6675 Holmes Road - Entrance B

Items for Discussion:

Reporter

Call to Order/Roll Call/Approval of Agenda

Chair

- Board Members Present:
- Valerie Schroer, President
- Stuart Wieland, Vice President
- Dawn Swenson Kilby, Treasurer
- Kevin Marts, Board Member
- Patty Jensen, Board Member
- Jerry Rowan, Past President

Absent: Jane McQueeney, Secretary (Excused Absence)

Also Present: Bill Blanck, Member

Approval of minutes for meeting of September 16, 2019 – Minutes were not available as of the date of this meeting and their approval was tabled until the November Board Meeting.

Treasurer's Report for August and September

Kilby

Discussion was had concerning the lien release fees of \$21 per property on the settlement OMG made with the member in arrears, and why there were two release fees. We've paid \$1,197.57 in collection fees to the collection agency, but we have achieved excellent results in collecting many dues in arrears since retaining the services of Midwest Fidelity.

A lien needs to be filed on the property with dues of \$1000 owed by account 1105692. Kilby will check on the interest calculation on the property. We may want to wait on filing the lien until the work by the collections agency has run its course.

Motion to approve the September Treasurer's Report by Rowan, seconded by Marts. Passed unanimously.

Approval of the August Treasurer's Report was tabled until Kilby could check the validity of the lien release fees on the dues settlement.

Committee Reports

Chair or Rep

1. Finance Committee:

- a. Kilby reported that on the issue of obtaining an OMG HOA debit card for use by the Board, all members would have to be issued an individual credit card on the account, which all members rejected. **Wieland made a motion** to create a petty cash checking account with a balance of up to \$500 for emergency expenditures that couldn't be approved in the normal course of Board business, with signatures of the President or Vice President required on the checks. **The motion** was seconded by Rowan and passed unanimously.
- b. Schroer proposed amendments to the 2019-2020 Budget based on past experience: Increase Christmas Tree Pickup from \$450 to \$750; Increase Newsletter expense from \$1,400 to \$1,500; Decrease Website expense from \$200 to \$150. **Motion** to approve amendments to the budget by Wieland, seconded by Jensen. Motion passed unanimously.
- c. Wieland provided a receipt from Signs.com for \$176.80 for Dumpster Day signs. **Motion** by Schroer to approve reimbursement to Wieland, seconded by Marts. Motion passed unanimously. The purchase of the signs had been approved by email previously; the vote to approve formalizes the expense for the record.

2. Communications and Social Activities Committee:

Jensen/Schroer

- a. Patty Jensen, the Chair of the Committee recapped the committee's work over the past few months. The reception for Joe Mereghetti, the mailman, had an excellent turnout at BKS Artisan Ales with approximately 200 guests stopping by to give Joe a nice retirement farewell. Dumpster Day was also a success with 81 households participating, some with multiple loads of bulk items. No residents of other neighborhoods paid to use the service, it is assumed because Armour Hills had their dumpster day on the same day. Jensen also arranged for J'Adore to provide us with Pickwick

Candles for new residents' welcome gifts with our HOA information printed on the candle's packaging.

- b. Website - Schroer stated that we are planning some updates to the Website that would warrant an SSL certificate that provides encryption. Planned additions may include members' personal information that should be protected. Mike Ardis, who is managing the Website and helping with the IT products recommended that we switch from our current host, Go Daddy, to "One and One IONOS", which will cost approximately \$132/year and provide all the security features we want as opposed to Go Daddy at \$317/year for the same features. **Motion** to switch web hosting to "One and One" by Wieland, seconded by Rowan. Motion passed unanimously.
- c. Newsletter – Schroer sent the newsletter to HA-KC today, so it should be printed and delivered later this week or next.
- d. Annual Meeting – With regard to the Annual Meeting on November 17, Jensen stated that it will be catered with chicken dinners from Hen House. Schroer arranged for Mayor Quinton Lucas to speak at the meeting from 6:30 to 7:00, and Councilwoman Andrea Bough agreed to attend at that time as well. Schroer posted on FB that the deadline for RSVPs for the annual meeting is November 7.

3. Beautification Committee:

Wieland/Schroer

- a. Wieland reported that painting/whitewashing work was done to improve the appearance of the brick entry monuments at Rockhill and Holmes, and that the Beautification Committee members Wieland, Wright and Blanck purchased some evergreens and native plants for the monuments at Rockhill and Holmes, 66th Terrace and Cherry, 66th and Cherry, and Cherry and Meyer.
- b. Schroer reported that Dan Sullivan of Kansas City Stone and Brick is scheduled to begin work on the monuments at Rockhill and Oak Terrace at the end of next week, and that Will Thomas of C&M said that they would begin work on the Rockhill and Oak pedestals on November 4.
- c. The Beautification Committee has completed a draft Request for Proposal to send out to contractors for next year's snow removal and island maintenance. They will be sending that out this week.

Unfinished Business:

- 1. OMG Branding – Jensen is looking into the cost of creating metal street signs in the shape of acorns to identify/brand the neighborhood. These would be attached to KCP&L utility poles.

2. We discussed two different ways for non-residents to participate as a member of Oak Meyer Gardens. The first option requires filing forms with the city that binds the home legally to Oak Meyer Gardens. The second option is more of an “Opt-In”. It allows people outside but near the borders to enjoy most social and service aspects of Membership, but denies them the ability to be a Board Member or to vote. Consensus was that the second option was more appropriate. Schroer agreed to work on a sample letter to mail to those who have shown interest.
3. There are three proposed amendments to the Bylaws that were discussed and need to be presented to the Membership at the Annual Meeting.
Language to:
 - a. define an unexcused absence for Board Members;
 - b. divide the Communications and Social Activities Committee into two separate committees; and
 - c. to increase the number of directors from 7 to a possibility of between 7 and 9.

The language passed unanimously on a **motion to approve** by Wieland and seconded by Marts.

New Business:

1. Wieland attended a KCPD Neighborhood Block Watch training program at the Metro Patrol division at 76th and Prospect. The program was put on by officers Richard Marquez and Bryan Masterson, who focused on simple ways people can not only make their homes more ‘burglar proof’ but also how to be more observant and attuned to suspicious activity. They suggested using a neighborhood watch coordinator to organize block captains, develop and distribute a “telephone tree” and address list and to use the “Neighbors” app to communicate with the neighborhood. Once an HOA’s group is organized, they can start building skills, observing normal/not normal situations and to utilize the TIPS Hotline 474-TIPS (8477) which is completely anonymous.
2. Schroer suggested that it might be nice to have a pool of Members invited to volunteer to take Board Meeting minutes. It is difficult to both take minutes at a meeting and be involved and engaged at the same time. Others commented that it would be a nice way for people to be involved without having to commit to a lot of time. It might also give them a way to see how the Board works in case they are interested in participating. Board Members were asked to think of people we might personally invite to volunteer.

General Comments:

Schroer

Many thanks to Jerry Rowan and Dawn Swenson Kilby for their years of service to Oak Meyer Gardens! They will be transitioning off the Board with the election of new Directors at the Annual Meeting.

Tabled until November:

- Review and approve August 2019 Treasurer's Report.
- Review and approve September's Board Minutes.

Upcoming Events:

- Annual Meeting – November 17, 2019
- Second OMG Leaf Pickup – December 13, 2019.
- Christmas Tree Pickup – First Monday after New Year's Day - January 6, 2020.

Meeting adjourned at 8:40 by President.

Next Board Meeting will be Monday, November 18, at 6:30 pm.

Stuart Wieland, Acting Secretary
October 21, 2019