

OAK MEYER GARDENS Homes Association STRATEGIC PLAN

VISION

Oak Meyer Gardens (OMG) is a neighborhood that all are proud to call home--a community of friendly, caring and respectful neighbors who cooperate with each other to create friendships, improve our quality of life, and grow the value of our property.

MISSION

Oak Meyer Gardens' mission is to enhance the quality of life through management of common areas, advocacy of rules and covenants, support of initiatives that strengthen relationships among residents, and investment in capital improvements and services that benefit the neighborhood community.

CORE VALUES

Quality service
Open and honest leadership
Thoughtful and consistent stewardship
Effective teamwork
Creative innovation
Diversity & inclusion

OBJECTIVES

- * Establish and maintain appropriate and effective forums to actively listen to and clearly communicate with the community and obtain its involvement.
- * Encourage collaborative and diverse participation in OMG that includes an involved membership.
- * Satisfy, maintain and enhance community support requirements relating to property values, legal and safety issues.
- * Establish and maintain a strong financial foundation for all OMG operations.
- * Build community relationships that capitalize on best practices and improve opportunities.
- * Be forever mindful of and preserve the Association's Vision, Mission and Values.
- * Serve in the best interests of OMG.

Financial Implications of the Strategic Plan

It is recognized that portions of the OMG Strategic Plan may involve funding not presently reflected in the budget and for which no source of funding presently exists. It is not the intention of the OMG Board of Directors to authorize implementation of any part of the Strategic Plan absent the existence of sufficient OMG funds to accomplish implementation. However, the strategic planning process through its associated endeavors and standing committee recommendations should be used as an informational and guiding document for input into the OMG financial budgeting process.

Strategic Drivers and Tactics

The Strategic Plan recognizes that one of the strongest assets of OMG is the friendliness and sense of community pride evident among its residents. It is important that OMG's culture is supportive of the strategies and endeavors contained within the Strategic Plan. Only through active community support and communication can the culture continue to evolve to reinforce the values and principles that are important to ensure that sense of community pride that is necessary to maintain OMG as a premier neighborhood. The eight pillars (strategic drivers) of the Strategic Plan are outlined below.

1. Active Involvement of OMG Membership

OMG must continue to expand its ability to promptly and effectively communicate with its members - communication must be two-way. The Association must utilize advances in technology and have infrastructure to enable the use of available technology to enhance communications. The use of the Internet and an interactive website is essential. Newsletters, the OMG website, social, and Internet messaging should be continuously enhanced and used. The OMG Board agenda and subsequent minutes will be posted on the OMG website as well as the Strategic Plan itself. The use of subject matter specific town hall meetings should be considered for appropriate topics where membership input is vital to the Board's decision-making process.

The Block Captain Program (BCP) was created to "reach out" to the community through neighborhood outreach representatives acting as links to provide two-way communication with the membership on policy, decisions and concerns to the members in each distinct block. This Program is a valuable interface with the membership and should be used as a vehicle to communicate OMG policy and decisions. The OMG Board must strive to complete, validate, and keep current its inventory of membership email addresses and telephone numbers.

The OMG Communications and Activities Committee will actively oversee the effectiveness of the HOA's website in terms of communicating and messaging with membership as well as the Internet public. The OMG Communications and Activities Committee will determine website functionality, user friendliness and application requirements.

2. Managing Security

Security and the feeling of security are primary goals of OMG. As such, the Strategic Plan addresses both. The OMG Board will have a Security Committee that provides input and recommendations to the Board on all security matters. It is critical that the Security Committee has access to relevant resources and skill sets in order to evaluate existing processes, technologies, and best practices related to neighborhood security. The Security Committee should consider actions providing out-of-town "house watch" services, responses to house fires, including evacuation orders of KCFD, house security alarms, personal injury and medical emergency situations.

3. Promoting a Safe Environment

Equally important is the safety and perceived safety of the OMG community. Tactics for promoting a safe environment will be monitored by the Security Committee. This strategic driver involves an on-going relationship and communication with the Kansas City Fire Department (KCFD) and the Kansas City Police Dept. (KCPD), requesting assistance on issues as appropriate.

The streets of OMG not only accommodate vehicles but walkers, joggers and cyclists, etc. The safety of our streets is critical to the neighborhood. OMG will work with the appropriate authorities or City departments to address security or other issues that affect the safety of our streets.

4. Effective Management of Common Space

Infrastructure is a critical asset in maintaining OMG's vision of a quality Kansas City neighborhood. The OMG Board will utilize resources available to the Board for the maintenance and repair of common spaces to ensure the preservation and protection of OMG property values.

The overall beauty, landscaping and maintenance of both common areas and homeowner residences are essential to the Strategic Plan. In this regard, OMG has established the Beautification Committee as a standing committee to ensure the integrity and maintenance of all common areas. The Beautification Committee will develop a **Landscape Master Plan** for the common areas which will suggest areas of priority for the refurbishment of existing common area landscaping, trees, irrigation systems and hardscapes - walls, sculptures, rocks - so as to

preserve the beauty of our neighborhood. The Plan may also address the need for water conservation and usage of plants that will thrive in our climate conditions on a long-term basis. The Plan will suggest an attractive way to clearly visualize the boundaries and streets within OMG that might include common landscaping, street light banners, signage, etc.

The OMG Beautification Committee will strive to develop a long-term capital improvements plan. This plan must be appropriately revised annually with approved funding at a level necessary to achieve this goal.

The Beautification Committee is responsible for providing to the Board the fiscal impact of any improvements as input into the Capital Reserve Plan. The Committee will also review landscape plans for common areas of any new developments within OMG and provide the approval of all landscape requirements within OMG Common areas. The Committee will oversee the ongoing landscape maintenance of all common areas.

5. Effective Management of Covenants and Restrictions

In order to advocate for the compliance of the covenants and restrictions within the OMG governing documents, the Board will establish a Covenants Committee. It will be the Committee's responsibility to ensure that the Members are aware that OMG building restrictions exist and that the Committee is available to help clarify these restrictions for remodeling or rebuilding projects that expand a Member's home or garage footprint. This Committee will have access to the skill sets required to read building plans and make technical judgements regarding setbacks and footprint percentages and shall advise the Member, and the Board, of any concerns in order to save the Member future time and money.

The Covenants Committee will work to preserve the value and safety of the neighborhood from property conditions that may devalue the neighborhood or possibly endanger any of the neighbors, and will keep the Board apprised of any concerns. The Board shall respond to complaints of dangerous conditions of homes or their surrounds by acting in a manner appropriate to the severity of the situation.

6. Effective Management of Financial Resources

The OMG Board holds the fiduciary responsibility for the financial resources of the Association. This fiduciary responsibility is administered through the Board Treasurer who chairs the Finance Committee. The Committee seeks to cover a broad spectrum of financial and accounting functions that complement the integrity in financial reporting with forecasting to enable OMG to meet both its operating and capital demands.

The scope of the fiduciary responsibility is accomplished on a two tier basis - Operations and Reserve Budgeting. A comprehensive approach to monthly financial reporting incorporates all aspects of the current state of financial position, while drawing a comparison to the budgeted projected position. In so doing, the Board and the Finance Committee are kept fully apprised of the current financial position and can take a proactive approach to remedy any deviations that may likely occur. At each meeting, the Board votes to accept the monthly financial statements from the previous month's operations, as presented by the Treasurer. Each month's financial statements become part of the permanent record for the Board. The financial statements are presented in an accountants' compilation report..

The Finance Committee will recommend an annual budget to the Board 60 days prior to the annual meeting. The Board will then present the proposed budget to the membership for adoption at that time. The budget will be effective for the next fiscal year.

The Finance Committee assists management in preparing, reviewing, approving and recommending to the Board the yearly Operations and Reserve Budgets.

The priority of all infrastructure projects must be evaluated on a yearly basis to properly plan for the future.

The Finance Committee will review the current procedures for bookkeeping, account posting, remittance and billing and other OMG financial operations to determine opportunities to make the processes more efficient with better controls.

7. Participating in the Brookside Community

The Strategic Plan views OMG as part of the greater socio-economic system of the Brookside community of Kansas City. That system involves many stakeholders and many social requirements that impact the Association members. OMG shall provide for active involvement in those organizations that can impact the social and financial well-being of OMG. Tactics include nurturing relationships with community leaders, representation at local meetings with City Council members and State legislators, representation on local advisory boards for issues that will impact OMG, representation at City Council meetings as needed to protect OMG values, representation at City Planning and Zoning Commission hearings as appropriate; OMG memberships in local Chambers of Commerce, etc. OMG is home to many people who directly participate in (or have connections to those who participate in) political and economic activities in the greater Kansas City area. It is important that the Board is aware of the changing social and economic environments surrounding OMG so it can assure that change protects and enhances the value of properties within the Association.

8. Maintenance of Effective OMG operations

OMG can only function efficiently through the combined efforts of dedicated member volunteers. Together the member volunteers who populate the OMG Board of Directors and its committees select and oversee the work of the numerous vendors who provide services to the OMG community. Therefore it is incumbent on the OMG board to ensure that they recruit knowledgeable, committed, OMG members, willing and able to commit the time and energy necessary to serve on the OMG board and its committees. This necessarily involves succession planning for these volunteer positions to ensure, among other things, the presence on the board/committees of volunteers possessing an institutional knowledge of the significant issues requiring the attention of the OMG Board.

Tactics and Priorities

Market-Based Evaluation of OMG

The OMG Board will, from time-to-time, seek the assistance of selected local real estate companies, representing buyers/sellers of homes in OMG, to present a market-based evaluation on the quality of life and value of homes respective to other similarly situated communities.

Active Involvement of OMG Membership

1. Utilize the OMG website for increased messaging to the neighborhood Members, as well as develop new capabilities to enhance usage such as electronic directory, local maps, photo gallery, individual account management, etc.
2. Audit OMG systems and databases used to communicate via letter or email to association membership. Review for completeness, accuracy, efficiency and update procedures as needed.
3. Consider the use of town hall meetings to discuss very important topics affecting Association Members.
4. Promote and encourage, on a distinct block level, the interaction of neighbors. Use the "Block Captain Program" to further reach out to neighbors in times of need, and to welcome new Members to the neighborhood. Establish an OMG welcoming letter and provide new neighbors a welcome package that is designed with efficient and effective tools to promote community awareness.
5. Maintain and audit contact information for each member in order to communicate OMG policy decisions and neighborhood updates.

6. Work in tandem with the OMG Communications and Activities Committee to plan special neighborhood events. These events will be oriented to building community and cultural activities.
7. Consider the use of an OMG survey to get neighborhood input on selected key issues under consideration and look for any significant unmet needs.

Promoting a Safe Environment

1. Communicate to the membership regarding emergency planning general information such as importance of visible and reflective house number signage, updates of homeowner records with the HOA records, and updates on KCFD and KCPD available resources and procedures.
2. Ongoing involvement with KCPD. Develop an ongoing relationship with key contacts within KCPD for assistance as needed for enforcement or patrolling within OMG.
3. Instill a culture of safe driving at reduced speeds in OMG.

Effective Management of the Physical Plant and Facilities

Create an inventory of OMG physical assets. Consider evaluating these assets from a usefulness and financial perspective, including the following:

1. The OMG Landscape Plan addresses the policy and guidance on all common areas plantings, maintenance, refurbishment and design as well as all lighting related to OMG landscape. The Beautification Committee should update each year's annual work program along with the appropriate investment amounts for capital reserve budgeting. That committee will also assume responsibility for periodic reviews of the landscape maintenance contract and make appropriate recommendations to the HOA board concerning the need for a new or revised landscape maintenance agreement.
2. As needed, an Infrastructure Committee will inventory the streets and sidewalks and provide a report that addresses the requirements for ongoing maintenance and refurbishment needs. The Committee will report this to the Board for further communication, and to the City of Kansas City.
3. Identification of any other infrastructure project that needs consideration and prioritization in the annual operations or capital budget.

Enforcement of HOA Covenants and Restrictions

1. The Board, through the Covenants Committee, will proactively inventory a list of all possible changes to OMG's covenants and restrictions for consideration and inclusion in a package of changes that the HOA Board would recommend for an Association membership vote in the future.
2. Protect the integrity of all covenants and restrictions.
3. Review and determine any course of action of all covenant and restriction enforcement requests. Establish a procedure for review of all properties in violation of covenants and restrictions with the oversight of the Board.
4. Maintain the integrity of all common OMG land areas.

Effective Management of our Financial Resources

1. Review the processing procedures and controls for collection, posting and disbursements of funds. Determine areas where efficiencies, productivity tools and internal controls can be implemented and make recommendations as needed.
2. Ensure that an outside audit of the expenses and accounting practices of the HOA is conducted each year.
3. Oversee the development, reasonableness and completeness of capital reserve studies and operating and capital budgets.
4. Review its reserve and operating bank accounts to insure that the interest rates on these accounts are suitable for the current market.

Participating in the Greater Kansas City Community

1. All Board members should act as Liaisons to the Brookside community organizations.
2. Assure that OMG strives to have involvement and/or representation in all of the following organizations that might exist from time-to-time:
 - City of Kansas City Planning and Zoning Committee,
 - KCFD,
 - KCPD,
 - City Council of Kansas City, MO,
 - Southtown Council,
 - Brookside Merchants Association.

Interworking Relationship with the greater Brookside Neighborhood

1. Continue to pursue joint programs with the Brookside merchants for common benefit of OMG and the Brookside community.
2. Collaboratively work with the management and ownership of the Brookside community on common issues of security, association communications, economic development of the surrounding area, etc.