

BFHOA Annual Meeting Minutes Feb 20, 2020

Meeting was called to order by Adam Jarvis on Feb 20, 2020 6:30PM at Holy Trinity Orthodox Church 11901 S Pflumm Road, Overland Park KS

Introduction of current board members. In attendance was Adam Jarvis, Howard Rinne, Eric Schroeder and Mike Stewart. Not present were Elaine Davis and Tim Callahan.

Election of board members was introduced. Running for a 2-year term is Elaine Davis, Howard Rinne, and Ray Matz.

Howard went through the financials for the association. He had also stated we received an increase to the interest earned on savings accounts through the bank raising interest earned from \$200 in FY 2018 to \$767 in FY 2019.

Noted in the 2019 financials were overages against budget for Grounds Maintenance due to the parking lot repair, sprinkler repair, and tree removal.

Furniture will also need to be replaced this coming year due to deterioration of chairs and loungers. Beyond that, we stayed close to the planned budget. Total budget for 2019 was \$31,690 and expenses were \$30,279.30. The budget for 2020 has been increased to \$39,951.

The wood fence around the pool property will be replaced this spring. A shadow box design will be used to make both sides pleasing to the neighborhood. We received 4 bids ranging from \$5280 to \$6689. The bid award decision will be made soon.

Open discussion:

One of the residents asked if there were plans for a hot-tub at the pool. After discussion it was determined there wasn't ample room to have one at this time.

It was mentioned by a resident that shrubbery and trees were becoming an issue as our neighborhood matures. In some cases shrubs and trees are overgrown making walking difficult on the sidewalks. The city required trees to be trimmed to allow 10 feet clearance over sidewalks and 15 feet about street level. Also was mentioned that when it snows to be sure you shovel your sidewalks for the kids that walk to school.

Trees at the pool were also discussed. A bid will be obtained for the removal of the Locust tree by the east side of the pool house. Additional tree trimming will also be considered.

One of the residents brought up reviving the neighborhood directory. Discussion was favorable to have them go ahead and start gathering information to get that done.

A resident was concerned about one of their neighbors not being in compliance with their property around their house. The board has been working with the homeowner to fix the issue of the renter.

The topic of sheds was once again brought up. With some discussion the issue was tabled and the homeowner was instructed to start a petition to gauge interest of the entire neighborhood.

At the end of the evening Adam explained the definition of the quorum needed to elect board members and noted we didn't have the participation or proxies at this time. The meeting was suspended and will reconvene on Monday, Feb 24th at 7:00 pm.

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Adam reopened and reclosed the meeting to get quorum. In attendance were Adam Jarvis, Elaine Davis, Mike Stewart, Ray Matz. Not present were Eric Schroeder and Tim Callahan.

Ballots were tallied.

HOA board for 2020 is:

Elected to the board was Ray Matz (25 yes votes). Re-elected to the board were: Howard Rinne (25 yes votes), Elaine Davis (26 yes votes). Their 2-year term will expire in 2022.

No longer on the board is Adam Jarvis.

Board for 2020 is:

- Tim Callahan - Vice President (term expiring 2021)
- Eric Schroeder (term expiring 2021)
- Mike Stewart (term expiring 2021)
- Elaine Davis (term expiring 2022)
- Howard Rinne (term expiring 2022)
- Ray Matz (term expiring 2022)

New board will need to meet to fill the Secretary and President positions. Adam will help transition the new President and turn over his files.

Board discussed potential ways to get more of the community involved. There are 172 homes and basically zero interest from the community in participating on the board year after year.

Adam adjourned the meeting as his last act as President.