



Oak Park Homes Association™

A Better Place to Live...

ANNUAL MEETING – AGENDA

Thursday, May 16, 2019
Oak Park Carpenter Elementary School
10000 Nieman Road
6:30 p.m.

- | | | |
|-------|--|---------------|
| I. | Registration/Check-in
Social | |
| II. | Welcome | Jameia Haines |
| III. | Introduction of Local Officials | Jameia Haines |
| IV. | Introductions: Board Members | Jameia Haines |
| V. | Call to Order and General Business Meeting | |
| | (a) Approval of Minutes of the 2018 Annual Meeting..... | Matt Jones |
| | (b) Financials, Budget | Matt Jones |
| VI. | Introduction of Hank Potts
Manager, Municipal Sales – Republic Trash Service..... | Jameia Haines |
| VII. | New Business | |
| | (a) Nomination and Election of 2019-2022 Board of Directors.. | Jameia Haines |
| | - Dick Luman | |
| | - Tammy Bernhardt | |
| | - Open Seat | |
| VIII. | Residents Comments/Concerns | Jameia Haines |
| IX. | Drawing for Door Prizes | Jameia Haines |
| X. | Adjournment | Jameia Haines |

**Minutes of the
Oak Park Homes Association
Annual Meeting
Oak Park-Carpenter Elementary School
May 10, 2018**

Board Members Present: Jameia Haines, President
John Lamble, Treasurer and Secretary
Sherri Hines, Director of Complaints (east)
John McLennon, Director of Landscape
Dick Luman, Director of Home Improvements
Maggie Roby, Director of Waste Management
Chad Oglesbay, Director of Communication

Board Members Absent: Matt Jones, Vice President
Tammy Bernhardt, Director of Complaints (west)

Special Guests Present: Paul Lyons, Ward 2, City of Overland Park
Jim Kite, Ward 3, City of Overland Park
Andy Huckaba-Councilmember Ward 4, City of Lenexa
Jason Osterhaus, Fourth District Johnson County Commissioner
Michael Ashcraft, Fifth District Johnson County Commissioner
Rebecca Brown -Codes Enforcement, City of Overland Park
Officer Jordan Johnson – Community Policing, City of Overland Park
Rod Davis – Branching Out
Scott Bond – Scott’s Complete

Young Management Group: John Young, Principal
Fiona Curtin, Association Manager
Jeff Thompson, YMG Property Manager
Tina Lybarger, Financial Staff

Jameia Haines, President, called the Annual Meeting to order at 7.03p.m. There were 189 residents in attendance at the meeting.

Jameia Haines, President, introduced local officials and the current Board of Directors.

At this time, Jameia Haines gave the floor to Officer Johnson because he needed to leave and two community policing questions had been submitted online. The first question concerned the Overland Park Leash Laws and why they are necessary if an owner has spent thousands of dollars training their dog. Officer Johnson said this is due to public safety and the ordinance applies to all. Plus, there is no guarantee an animal will not react negatively. The other concern is residents parking excess vehicles on the street in front of other residents’ homes even if their own driveway is empty. Officer Johnson said as long as vehicles are moved every 48 hours this is permitted. He also suggested neighbors speak with neighbors when there are concerns to build relationships. However, if issues remain unresolved people are welcome to call the non emergency dispatch

number (913-895-6300); Officer Johnson's cell number (913-535-3200) or submit on line at OPCares.

MINUTES OF THE MAY 10, 2017 ANNUAL MEETING

A motion for approval was made; seconded and the motion carried.

CONTRACTS IN PLACE

The contract with Young Management Group was renewed effective January 1, 2018. The disposal contract with Superior (transitioning to Republic) runs from 2016 to 2021. Scott's Complete for turf maintenance is a 2 year contract and Branching Out is a 1 year contract.

GUEST SPEAKER – KARLA ENGEL, GENERAL MANAGER-CBL PROPERTIES/OAK PARK MALL

CBL has owned Oak Park Mall for 12 years and is very invested and committed to the property and community. Nordstrom's announcement to downsize and move to the Plaza in 2021 has given CBL Properties many options along with a lot of interest being shown in the space. Currently, CBL has not been given specifics from Nordstrom's with regard to transitioning the move but due to the turmoil and flux in retail (in the US there is 45 square feet of retail per person; in Europe it is 10 square feet) they have hired consultants to provide a focused plan. The other anchor stores are strong and have given no indication they will be leaving. The mall is also incorporating current retailers into Kansas City Fashion Week as well as reaching out to the local market to provide a mixed tenant base. Additionally, leases are being finalized with both local and national stores. At this time the mall is re-landscaping and has requested approval from the City Council to build an outdoor patio area by the Food Court.

FINANCIAL REPORT

Treasurer, John Lamble reviewed the current year financials; how the annual assessment is budgeted for expenses and the next fiscal year Budget. A motion to increase dues by \$10 per household from \$230 to \$240 was made and seconded. Discussion followed. After questions were answered the motion was revisited and by a nearly unanimous AYE vote the motion was approved (there were 4 nays).

NOMINATION AND ELECTION OF DIRECTORS TO SERVE 3 – YEAR TERMS

Jameia Haines, President, presented a slate of three residents wishing to stand for re-election. There were no positions vacant. Jameia announced that the Board recommended the slate John Lamble, Maggie Roby and John McLenon (all incumbents). A motion was made to accept the slate of candidates as presented. The motion was seconded and passed unanimously.

QUESTIONS AND ANSWERS

Jameia Haines, President, opened the floor to questions from members who were asked to state their address prior to asking their question.

1. Before Officer Johnson left a resident asked if anything can be done concerning homes that are left vacant for several months. Rebecca Brown, Code Enforcement for City of Overland Park said there is no code governing this type of situation.
2. **11316 W. 104th Street:** Resident asked if rings could be placed around the peonies to prevent them from falling over.

3. **10138 Long:** Resident asked the association to consider refraining from installing traditional landscaping on islands particularly the use of mulch. She asked more environmental friendly landscape be used to prevent water run off.
4. **10597 Long:** Resident appreciated 2018/2019 Budget being included in the meeting handouts and asked if previous years could be made available. All financials and minutes are uploaded to the oakparkkansas.com website.
5. **11412 W. 105th Street:** Resident appreciated a recycling bin being made available for plastics at the meeting; appreciates the website communications and asked how many members are registered to the website – nearly 75%.
6. **10805 W. 98th Terrace:** Resident asked if there is a noise ordinance for the City of Overland Park. Rebecca Brown, Codes Enforcement officer said the police department regulates the code at night and Codes Enforcement during the day.
7. **9977 Larsen:** Resident inquired about chip sealing the streets and the accumulation of loose rock even after the streets have been swept. Councilman Paul Lyons addressed the resident's concern saying streets are chip sealed every 7 years with a target of the streets lasting 60 years prior to being completely replaced. There have been complaints which Public Works are aware of and working on. Between 2006 and 2011 the city used micro seal but it was three times more expensive than chip seal and lasted half as long. City went back to chip seal but will be sweeping the streets three times after application.

DOOR PRIZE DRAWINGS

Random drawing, prizes were awarded to the residents living at the following addresses (residents holding winning tickets had to be present to claim a prize):

1. \$50 Visa Gift Card from Oak Park Mall – 10127 Long
2. \$50 gift certificate from Rosehill Nursery – 11300 W. 104th Street
3. Free dues for 2018/2019 – 10126 Long

There being no other questions or comments, Jameia Haines adjourned the meeting at 8.04p.m.

As prepared by Fiona Curtin, Young Management Group

OPHA Budget

	2018-2019 <u>Ann Bud</u>	2019-2020 <u>Rounded</u>
Income		
Income		
HOA Dues	\$ 561,840	\$ 561,840
Late fees & Interest	\$ 2,100	\$ 2,100
Interest Income	\$ 2,500	\$ 9,625
Collection/Lien fees	\$ -	\$ -
Transfer from(to) Reserves	\$ (15,000)	\$ (10,000)
Miscellaneous Inc.*	\$ -	\$ -
Total Income	<u>\$ 551,440</u>	<u>\$ 563,565</u>
Expenses		
Dues Expenses		
Collection/Lien exp.	\$ 750	\$ 650
Total Dues Expenses	<u>\$ 750</u>	<u>\$ 650</u>
Administrative		
Property Mgmt fees	\$ 32,000	\$ 32,000
Annual Meeting exp.	\$ 3,000	\$ 3,000
Bank Svc fees	\$ 750	\$ 750
Accounting/Taxes exp.	\$ 500	\$ 500
Legal fees	\$ 1,800	\$ 1,500
Office Supplies exp.	\$ 1,100	\$ 1,100
Postage & Delivery exp.	\$ 4,000	\$ 4,000
Printing & Reproduction	\$ 3,000	\$ 3,000
Web Site fees	\$ 500	\$ 515
Miscellaneous exp.	\$ 800	\$ 800
Total Administrative Exp.	<u>\$ 47,450</u>	<u>\$ 47,165</u>
Asset Maintenance		
Landscape - contract	\$ 19,500	\$ 19,750
Landscape - noncontract	\$ 10,180	\$ 11,000
Turf Maint - contract	\$ 58,500	\$ 59,250
Turf Maint - noncontract	\$ 2,500	\$ 2,500
Island Renovation - con.	\$ 7,500	\$ 7,500
Monument Restor. - con.	\$ 25,000	\$ 25,000
Maintenance - Irrigation	\$ 350	\$ 475
Electric - Irrigation	\$ 250	\$ 250
Water - Irrigation	\$ 2,500	\$ 2,500
Total Asset Maintenance Exp.	<u>\$ 126,280</u>	<u>\$ 128,225</u>
Insurance Expenses		
General Liability exp.	\$ 2,210	\$ 4,375
D & O expenses	\$ 1,950	\$ 2,010
Total Insurance Expenses	<u>\$ 4,160</u>	<u>\$ 6,385</u>
Member Services Expenses		
Trash Removal exp.	\$ 372,807	\$ 380,260
Total Member Svcs Exp.	<u>\$ 372,807</u>	<u>\$ 380,260</u>
Total Expenses	<u>\$ 551,447</u>	<u>\$ 562,685</u>
Net Income	<u>\$ (7)</u>	<u>\$ 880</u>

Interest from CDs			
Amount	Interest %	Term	Total 2019-2020
\$ 50,000	2.8	11/18-11/19	\$ 1,400
\$ 25,000	2.47	2/19-2/21	\$ 618
\$ 25,000	2.47	2/19-2/21	\$ 618
\$ 25,000	2	5/19-5/20	\$ 500
\$ 25,000	2.25	5/19-5/21	\$ 500
\$ 25,000	2	8/19-8/20	\$ 375
\$ 25,000	2.25	8/19-8/21	\$ 422
\$ 25,000	2.25	11/19-11/21	\$ 281
\$ 25,000	2.25	2/20-2/22	\$ 141
			<u>\$ 4,854</u>
Interest from Checking & MMDA			
Avg Amt*	Interest %	Holder	Total 2019-2021
74,933	0	BBV Operat	-
12,011	0.25	BBV MMDA	30
238,506	1.7	CrossFirst	4,055
56,982	1.22	FirstBusiness	695
			<u>4,780</u>
* adjusted for CDs			