

## MEETING NOTES FOR ANNUAL ALL MEMBER MEETING ON APRIL 17, 2018

We would like to start by thanking all of those who attended this meeting. We appreciate your commitment to our community and your continued support of the Board of Directors.

**Call to Order and Introductions** - President Phil Epple opened the meeting by welcoming the members. He gave a brief review of the legal status of the HOA and how the current Board was selected.

Phil then introduced the Board members in attendance: Michelle Santana, Secretary/Treasurer; Jessica Torres, Lead of the Fitness & Health committee, as well as the Welcoming committee; Jeannette Ashby-Welter, Lead of the Communications Committee; and Brian Roselli, Lead of the Auditing Committee.

### Items of discussion:

**Budget** – The copy of the budget shows our estimated and actual spending for 2016 and 2017, along with our proposed budget for 2018 and actual spending for the first quarter of this year. Our highest costs are lawn care and liability insurance. This budget is available on our website.

The possibility of not charging dues for one year in the future was discussed. The proposed idea would be to set a reasonable amount that we would need to reach in surplus in the account. This could be 2 years' worth of expenses or some other figure yet to be determined. In the event that the board feels we have enough money to have a "free" year, this will be communicated to the members very clearly that it is a one year only credit and we will continue to invoice as usual the year following that. Several members at the meeting shared concern over the lack of communication when this was done in the past, and expressed a desire to not have to play catch-up again. It was suggested by members to not offer a free year, and instead use the additional funds in other ways that would benefit the neighborhood as a whole.

**Lawn Care** – Due to a decline in service from our past provider, as well as several member complaints, the board has hired a new Lawn Care Provider for the 2018 season. With the change, you will see an increase in price on the 2018 budget. This fee includes all mowing, trimming, fertilizing, etc. for the grass on both sides of the front entrance at Summerfield Drive, as well as the 1-acre lot off Duncan Road and the 2 retention pond areas toward the back of the neighborhood.

**By-laws** – Our by-laws, covenants, and restrictions are out-of-date. The focus of the board in 2018 will be to revise these documents, with the help of a lawyer. This estimated cost is reflected in the budget. Once these changes are documented with a lawyer, it will be up to the members of the association to vote to approve the changes. We will be asking the lawyer to advise us on the legal route to get that approval. It may mean all members need to vote in person, or possibly a mail-in ballot. We are unsure at this time. ANY VOTE REQUIRED WILL BE COMMUNICATED TO ALL MEMBERS IN ADVANCE.

Several members at the meeting brought up issues with enforcement of the “rules”. As a board, we find it hard to enforce a document that is so out-of-date, especially knowing we intend to make changes very soon. We also do not have the resources to be out looking for violations, nor the desire to do so. We rely on members to notify the board if there is a problem.

## **Committees -**

**Welcoming Committee** – Jessica gave an overview of the welcoming committee. This committee is in place to welcome new homeowners to the neighborhood and provide them with information about Summerfield of Blue Springs and the surrounding areas. Each new homeowner gets a welcome packet with a copy of our by-laws, covenants, and restrictions, all the contact information for the HOA, a list of our committees and who to contact if they want to get involved, and a list of nearby restaurants who deliver to our neighborhood. In 2017, 14 homes were sold in Summerfield. So far for 2018, 4 homes have sold and 2 sales are pending.

**Financial Committee** – Michelle gave a review of invoice status for the past year. A round of “Second Notice” invoices was sent out in August 2017 to all 70 homeowners who still owed dues for any amount of time, along with a letter letting them know that they would have one year to get caught up without any interest added on. During that year, they can make payments in whatever way works for them; monthly, quarterly, etc. In December 2017, a “Third Notice” was sent to the remaining 52 homes who were still behind on their dues. Currently, 31 homes still owe more than just 2018 dues. That is great progress. We hope to have everyone caught up by the end of the one-year period on July 31, 2018. The 2018 invoices, sent out in March, show the current balance for each home, as well as what the new charge will be, with interest, if it is not paid in full by July 31. Interest is calculated at 12% per year, compound interest. That number is set by the state, and reflected in our by-laws.

**Fitness & Nutrition Committee** – Jessica explained that the fitness committee is designed to be a fun way to meet neighbors while getting in a little exercise. All ages and fitness levels are welcomed. This group will meet more regularly once we get more interest in the group. The next group is scheduled for April 19.

**Communications Committee** – Jeannette shared that we have created several ways to communicate with the members. Along with our email addresses, we also have a presence on Facebook and NextDoor, as well as a website. On Facebook, there is a public page for information from Summerfield of Blue Springs. We also have a private group on Facebook for our homeowners to communicate with each other, as well as the board. Currently we have 32 followers on the Facebook page and 41 members in the group. Jeannette references our member list when admitting new members to the Facebook group to ensure that it remains a private group for residents of Summerfield of Blue Springs only. NextDoor is a mobile app and website. It allows members to reach people within our neighborhood and surrounding neighborhoods. We currently have 118 members on NextDoor. When the board schedules an event or has information to share, we post that information on Facebook and NextDoor.

Michelle gave an overview of the new website. The website's intent is to communicate information to our members and potential new buyers in Summerfield. Our website includes a calendar of events, list of Board members, annual budget and links for the local utilities companies and schools. Through our website, there is a new option to pay dues online at no additional cost in 2018. If there is additional information you'd like to see on our website, please use the "contact us" form and let us know.

**Important Dates** – April 19 is the next meeting of the fitness group. May 5 is the rescheduled date for the annual Spring Garage Sale.

#### **Additional Comments and Questions from Members –**

*Are white fences still against the rules?* Technically, yes. This is a proposed change for the new restrictions. White fences will be allowed in the future. No worries for existing or future homeowners.

*Are chain link fences still banned?* Yes. Chain link fences are restricted and not allowed in the future. Before installing any fencing, the Board must be contacted for approval.

*Will any other streets in Summerfield of Blue Springs be repaved like Summerfield Drive was last year?* This is unknown at this time. A board member will contact the city to find out.

*Can members opt to go paperless?* Technically, no. Our current "rules" require certain notices provided in writing, via postal mail. Proposed change for new By Laws pending legal review. Allowing electronic delivery will save money on printing and postage fees. Currently there is the option to request information and invoices sent via email. Meeting notices require paper mail notifications.

*Can I install a pool in my backyard?* Yes, you can have a pool, but it must be in-ground. For further information on codes and requirements, contact the City of Blue Springs Codes Administration at <https://www.bluespringsgov.com/222/Codes-Administration-Division> or 816-220-4565.

#### **Complaints Received**

- 1) Parking on street in front of neighbor's driveways.
- 2) Dangerous hole in new neighborhood next to Summerfield's drainage pond.
- 3) Out buildings painted different color than home.
- 4) AAA leaving trash cans next to street rather placed back next to house.
- 5) Neighbors with junk or trash in yard and next to house.
- 6) Repaving additional roads.

**Adjournment** – Phil thanked everyone for coming, and invited them to take home some cookies that were provided for the meeting, as we had many leftover.

**Additional information:** All attendees were given the opportunity to take a copy of the agenda, budget, contact information list, idea/comment form, and the by-laws, covenants, and restrictions. The HOA provided bottled water and an assortment of cookies.