

MEETING NOTES FOR ANNUAL ALL MEMBER MEETING ON APRIL 8, 2019

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. We had 23 homes represented at this year's meeting.

Call to Order and Introductions - President Phil Epple opened the meeting by welcoming the members.

Phil then introduced the Board members in attendance: Michelle Santana, Secretary/Treasurer; Jessica Torres, Lead of the Welcoming Committee; Jeannette Ashby-Welter, Lead of the Social Activities and Communications Committee; Brian Roselli, Lead of the Auditing Committee; and TJ Choplin, Lead of the Neighborhood Watch Committee.

Phil also introduced the Attorney who is currently representing the HOA: Zach Enterline, associate with Kapke & Willerth, L.L.C.

Items of discussion:

Financials – The copy of the budget shows our estimated and actual spending for 2018, along with our proposed budget for 2019 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.

Michelle gave an overview of dues collected so far for 2019 and explained the process of how we collect on delinquent dues. PayPal payments have become popular but do cost a fee to the HOA for using the service. It was mentioned that this fee may need to be passed on to the Homeowners in the future.

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 quick reference list of restrictions, all the contact information for the HOA, a list of FAQ, and a list of nearby restaurants who deliver to our neighborhood. In 2018, 20 homes were sold in Summerfield. So far for 2019, 3 homes have sold and 4 sales are pending.

Social Activities & Communications Committee – Jeannette shared a reminder 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 56 followers on the Facebook page and 36 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 145 members on NextDoor. When the board schedules an event or has information to share, we post that information on Facebook and NextDoor.

Michelle gave a reminder that we also have a 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 an option to pay dues online at no additional cost in 2019. If there is additional information you'd like to see on our website, please use the "contact us" form and let us know.

Beautification/Maintenance Committee – Phil shared information on the current lawn care plan for 2019. After many complaints in 2017, we switched lawn care providers for 2018. Unfortunately, the board was not satisfied with the service we received, so we have changed companies again for 2019. Based off bids received in 2018, we have decided it is more cost-effective to hire Phil's lawn care services for this year. Phil does have his own lawn care company and is fully insured. As this is completely separate from his duties as President, our bylaws do allow us to pay him for his lawn care services. Specific information on the lawn care services provided, please see the 2019 budget.

Jeannette gave an overview of the concerns regarding the detention pond on the west end of Overbrook Drive. Over the last 10 years, there has been significant erosion around the detention pond. This needs to be stopped before it gets any worse. The Board is currently consulting with several landscaping companies to get estimates and ideas on how to best correct the situation. This could end up being a very costly project that may result in the need for a special assessment to raise funds to pay for it. Homeowners who live behind the detention pond expressed concern for their property line and fence as well. The Board of Directors is committed to finding a solution to this problem for all the homeowners affected.

Important Dates – May 4 is the scheduled date for the annual Garage Sale. Moving forward, the annual garage sale will always be the first Saturday in May. This coincides with several other community garage sales in the area.

Board of Directors – The current Board of Directors has one year left on their terms. New directors will be nominated and voted on at the annual meeting in 2020.

Attorney Introduction – HOA Attorney Zach Enterline introduced himself and gave a brief overview of his law firm and their experience working with HOAs.

Additional Comments and Questions from Members –

Can members opt to go paperless? Yes. As long as members understand that they are opting out of the “mailed written notice” rule in the bylaws, they can choose to go paperless. They can document that understanding by sending an email with their desire to go paperless.

How do I get approval to build/replace a fence and how long will it take? All fencing requests should be sent to our email address SOBSOfficers@gmail.com. Please include your name, address, and proposed fencing materials. The board of directors will review your request and send you a formal approval/denial letter. This process shouldn’t take any longer than a week.

Do we have a neighborhood watch? We have 2 board members who have been certified as neighborhood watch captains. The City of Blue Springs Police Department requires us to host a meeting for interested homeowners to attend a presentation about the Neighborhood Watch program before we can get signage put up in our neighborhood. The Board will work to get this scheduled ASAP.

How often is the mail checked? This varies, but Michelle checks the mail at least once a week throughout the year, and twice a week or more during March and April when most dues payments come in. Bank deposits are only done weekly to avoid bank fees.

Who is responsible if the north detention pond fails and causes damage to Summerfield East once the new Roanoke subdivision is built? This is something we will need to have our attorney work on with the Roanoke builder to insure we have an easement put in place for our protection.

Complaints Received

- 1) Parking on street for extended periods of time without moving vehicle.
- 2) Neighbors allowing their dogs to poop in front yards and on sidewalks without cleaning up after them.
- 3) Speeding on Overbrook Drive coming in from the new Four Pillars Estates.
- 4) Yield signs vs. stop signs along Summerfield Drive. Too many people are not yielding as they should.

Adjournment – Phil thanked everyone for coming, and invited them to stay if they would like to speak to a board member or our attorney one-on-one.

Additional information: All attendees were asked to sign in and were given the opportunity to take a copy of the agenda, budget, contact information list, idea/comment form, and the quick reference list of restrictions.