

Vista del Verde Community Association Annual Meeting

Vista del Verde Community Association

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Tonight's agenda



Board Introductions



2025 Finances & 2026 Budget



Community Events



Community News & Updates



Board Authority, Communication & Transparency



Questions, Concerns & Comments

Volunteer Board Members



Luke Saulsberry
President

Wife and three kids.
Camp Director for kids
that have a bleeding
disorder, TTRPG.



Dan Marcum
Vice President

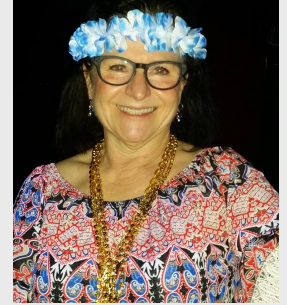


Chris Henderson
Treasurer



Josh King
Secretary

Husband, father,
nonprofit administrator,
musician.



Debra Felderhoff
Member

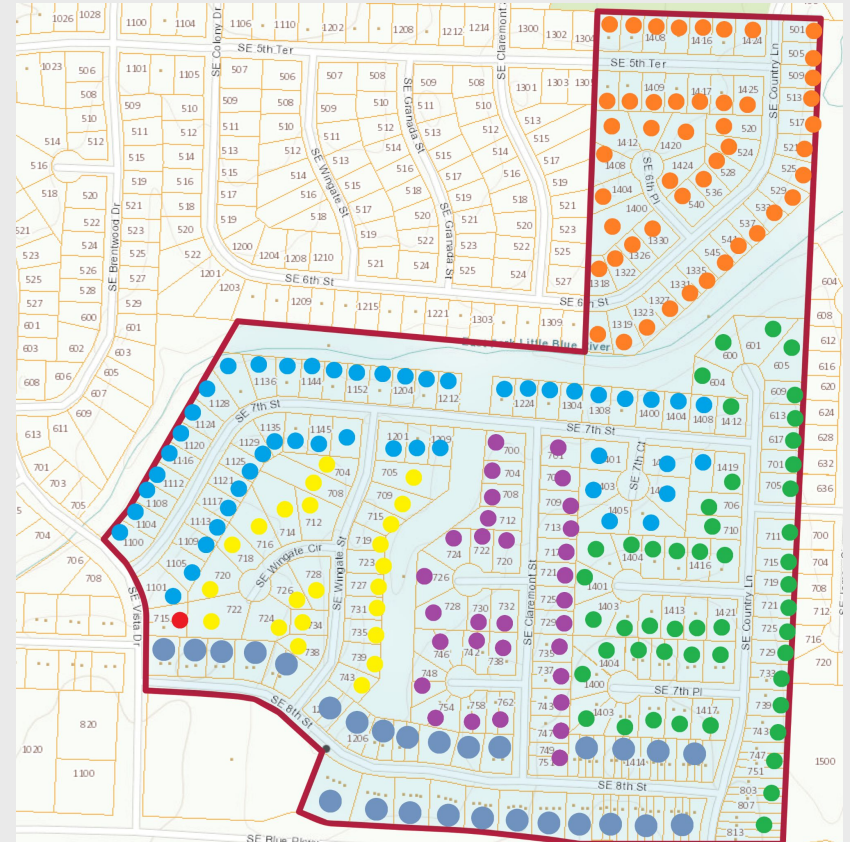
What's the Boundary for the HOA? Who's In It?

Unit Types	
Single Family Home	171
Duplex	39
3-Plex	1
4-Plex	17
Total	228



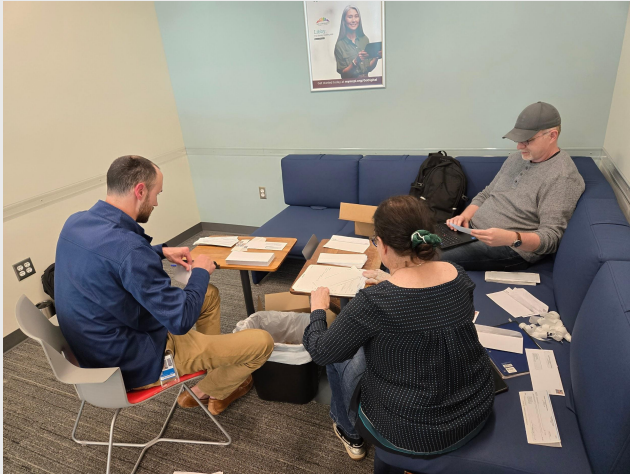
What's the Boundary for the HOA? Who's In It?

Buildings		
8th Street (Slate Gray)		27
Country & Circles (Green)		49
Wingate & Circle (Yellow)		23
7th & Circles (Blue)		49
Claremont & Circles (Purple)		31
Vista (Red)		1
North Chunk (Orange)		48
Total		228



Special Projects: Refunds for Overpayment

Check Stuffin' Party, May 2025



Luke, Deb, and Jason Bourne

PROCESS

Reviewed Assessment Language

Engaged Attorney

Voted In New Interpretation and Refund

Issued Checks

FY25 Proposed, FY25 Actual, FY26 Proposed, Variances



Budgets - Summary and Detail

	2025 Proposed	FY25 Jan-Aug Actual	Prorated \$	% Variance 25	2026 Proposed	% Variance 25-26
INCOME						
<i>Dues</i>	\$22,800	\$16,765	\$15,200	-26%	\$22,800	0%
<i>Interest</i>	\$720	\$841	\$480	17%	\$750	4%
<i>Miscellaneous</i>	\$500	\$1,070	\$333	114%	\$500	0%
<i>Special Projects</i>	-\$10,000	-\$9,075	-\$6,667	-9%	\$0	-100%
Total Income:	\$14,020	\$9,601	\$9,347	-32%	\$24,050	72%
EXPENSES						
<i>Administrative Expenses</i>	\$4,618	\$2,903	\$3,079	-37%	\$3,700	-20%
<i>Fixed Costs</i>	\$4,011	\$2,255	\$2,674	-44%	\$4,807	20%
<i>Events</i>	\$3,900	\$0	\$2,600	-100%	\$3,900	0%
<i>Operating Costs</i>	\$9,500	\$7,425	\$6,333	-22%	\$9,500	0%
<i>Communications</i>	\$905	\$653	\$603	-28%	\$645	-29%
Total Expenses	\$22,934	\$13,236	\$15,289	-42%	\$22,552	-2%
REVENUE LESS EXPENSES	-\$8,914	-\$3,635			\$1,498	

	2025 Proposed	FY25 Jan-Aug Actual	2026 Proposed
INCOME			
<i>Dues</i>			
Single (171 units x \$100)	\$17,100	\$11,290	\$17,100
Duplex (39 buildings: 78 units x \$50)	\$3,900	\$3,800	\$3,900
3-plex (1 building: 3 units x \$33.33)	\$100	\$100	\$100
4-plex (17 buildings: 68 units x \$25)	\$1,700	\$1,575	\$1,700
Intentional Overpayment	\$0	\$0	\$0
<i>Interest</i>			
Bank	\$720	\$841	\$750
<i>Miscellaneous</i>			
Processing Fee for Liens	\$0	\$0	\$0
Late Charges	\$0	\$60	\$0
Late Fees	\$0	\$170	\$0
Transfer Fees (Ownership Change)	\$500	\$840	\$500
<i>Special Projects</i>			
Refund Mailing	-\$10,000	-\$9,075	\$0
Total Income:	\$14,020	\$9,601	\$24,050

EXPENSES**Administrative Expenses**

Legal / Attorney Fees	\$2,000	\$1,403	\$1,000
Website	\$276	\$276	\$276
Internet Expenses (Google Accounts)	\$600	\$0	\$672
Credit Card Payment Processing Fees	\$340	\$334	\$350
Accounting Fees	\$500	\$0	\$500
Tax Filing and Licenses	\$200	\$188	\$200
Accounting Software	\$702	\$702	\$702

Fixed Costs

Insurance	\$3,981	\$2,255	\$4,777
Secretary of State filing	\$30	\$0	\$30

Events

Dumpster Day (4 dumpsters, \$450/unit)	\$1,800	\$0	\$1,800
Annual Meetings- Rooms	\$100	\$0	\$100
Neighborhood Events	\$2,000	\$0	\$2,000

Operating Costs

Common Area Maintenance - Mowing and	\$6,000	\$3,975	\$6,000
Tree services and Creek Cleanup	\$3,500	\$3,450	\$3,500

Communications

Copy Expense	\$50	\$0	\$50
Postage / Mailings	\$325	\$323	\$300
Postal Box Fee	\$210	\$225	\$225
Office Supplies	\$120	\$105	\$20
Signs (banners and hanging materials)	\$200	\$0	\$50

Total Expenses	\$22,934	\$13,236	\$22,552
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REVENUE LESS EXPENSES	-\$8,914	-\$3,635	\$1,498
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Community Events

Dumpster Day	October 4, 2025	9 AM - 5 PM	Neighborhood Cleanup, Community Pride
Halloween Haunt	October 26, 2025	5 PM - 8 PM	A Spooktacular Night in the Neighborhood
Garage Sale Weekend	May 7 - 10, 2026	All Day	Neighbors Selling, Neighbors Saving
Fourth of July (Potential)	June 28, 2026	6 PM - 9 PM	Stars, Stripes, and Neighborhood Nights

Interested in joining the planning team?

Email general@vista-del-verde.org!



6th Street Creek - Mowing

East Fork Little Blue - Area 2

Description

This program will upgrade and/or improve the existing City stormwater system to relieve structural flooding throughout the City of Lee's Summit. Funding for this program is through the 2017 CIP Sales Tax Fund.

Projected
Construction Start
2024

Projected
Construction End
2025

Projected
Budget
\$1,100,000

Phase





Green Street





Trash Proposal Survey

The City expects to issue a Request for Proposal (RFP) for city-wide curbside residential solid waste services within the next 12 months. The RFP will only involve residential service to single-family dwellings up to and including 4-plexes. The City will not include collections for any residential dwellings larger than 4-plexes and will not involve commercial accounts in the RFP.

While some HOA/POA's currently contract for solid waste hauling services on behalf of residents within the association, there are HOA/POA's who do not, and residents within those associations individually contract. The City currently licenses nine (9) different residential haulers to operate in the City. These are licensed haulers, not City contracted haulers (the City has no residential hauler contracts).



MO RTE 291 N & U.S. RTE 50 Interchange

Planning and Letting is complete.

Construction scheduled to be completed in 2026.





Construction on Todd George

A water basin and pipe improvement to mitigate flooding
Across from Prairie View Elementary





Guiding Principles

1. A nonprofit organization - not maximizing revenue/profit at expense of owners
2. Negative Impact to Home Value of Neighborhood - Blight
3. Bylaws and Covenants are guardrails for the Board and the membership.
 - a. Issues related to City Code but not CA authority or purview, the CA may notify the City directly for code enforcement, and not issue any notification to the homeowner.
4. As much as possible we encourage neighbors/community members to communicate and talk with each other when appropriate.
5. Prioritizing community development
6. Building trust, increasing communication, cultivating transparency.



Frequently Asked Questions



FAQ

- What is this good for, anyway?
- Do you measure my grass with a ruler?
- Can't we just dissolve the HOA?
- Why do you need so much money? Are you raising dues?





FAQ

- What is this good for, anyway?
- Do you measure my grass with a ruler?
- Can't we just dissolve the HOA?
- Why do you need so much money? Are you raising dues?
- Risk mitigation, collective action, community connection
- Not usually!
- Believe us, we looked into it.
- Tree liability, mowing. No, we're putting off assessment increases as long as possible.



Infrequently Asked Questions

- Do you need volunteers?
- Can I help organize an event?
- What other cool plans do you have on the horizon?
- How can we leverage the HOA to make it something people are *proud of*?





Ideas, Events & Helpful Connection

- Block Parties
- Bike Takeover for Roads
- Campout on Common Space
- Movie Nights
- Holding the City accountable
- Supporting residents
- Initiatives to support property values
- Speaking out against negative projects

→ Thank you



If you have any questions, contact the board:
general@vista-del-verde.org