

# Glad Acres Home Owners Meeting Minutes

June 11, 2015

Attending Board Members:

Andrew Kneisler, President  
Treasurer

Billie Lenz,

Michael Reno  
facilitator

Bill Carrington, host meeting

Joe Battista

Attending Home Owners: 24

Meeting opened: 7:03 PM

Meeting agenda & summary:

-Andrew Kneisler introduced himself as HOA President and the other attending board members

-First agenda item was an option for a unified trash service for the neighborhood. A summary of the research provided by board member, Chuck Knoepker, was handed out to the attendees. A discussion was made regarding required 100% participation, (a 66.6% majority would have to be in favor, bylaws unclear on vote procedure), potential cost savings, if any, the need for increased annual dues in lieu of existing individual trash bills, a probable need for an outside HOA management service to collect dues and legally pursue delinquent home owners, was held with all attendees.

It was suggested by a home owner to take a straw poll of the meeting attendees to see who may be interested in this option. It appeared that the yes's had a very slight majority, but short of 66.6%. It was clarified after the vote that most of the attendees voting yes ONLY wanted L&K. It was shared that Waste Management is now the owner of both L&K and Deffenbaugh.

A home owner, Matt Dunn, volunteered to collect past dues and perform any required legal action on delinquent home owners, to save money hiring an HOA Management Service. No other action on this item was suggested at this time.

-Billie Lenz shared HOA's current finances:

- \$2,369.35 current treasury balance

-Future known expenditures:

- \$495.00 E-neighbors

domain web site expense

- \$45.00 filing fee

-Billie also shared the fact

that since the current balance is below \$2,500, the minimum cap, an assessment will be required, the first time in 9 years. A motion was agreed upon that the \$50.00 assessment would be collected this fiscal year in the September/October time frame and considered delinquent by December 31, 2015.

A home owner questioned the legality of this motion.

Payment options, such as Pay Pal, on the E-neighbors web site were discussed.

-Andrew shared that 82% of home owners are registered on E-neighbors. (This doesn't mean 82% of homes are represented). A discussion was held for ideas to increase penetration. A list of residences not enrolled was circulated to assist with the identification of these home owners.

-Visit E-neighbors for by-laws, restrictions and news including future area development.

-The new Zip Code, "66221", effective July 1, 2015 for our neighborhood and the surrounding area, was discussed. The physical location of our servicing post office is the annex located on 162<sup>nd</sup> Street just west of Metcalf.

-Michael reminded the attendees that RV's and boats cannot be parked on grass and should be obscured. Lot maintenance must also be kept up. Notices could be sent to violators.

-Bill reminded attendees that burn permits are required and available through the fire department in person or on line.

-A recommendation of a home owner was made to clarify and/or modernize HOA restrictions/regulations, where appropriate. It was thought that legal assistance would be required to do so. The board will research this recommendation.

-Home owners discussed the increase of recent ATV/golf cart activity on the streets in the neighborhood by children. Instances were shared of unsafe use. It was brought up that the neighborhood streets are under City

regulations which require licensed drivers and vehicles. It was recommended that if the parents of these drivers are known, that they be notified of this unsafe/unlawful activity since they are responsible. However, the police should be notified if deemed necessary.

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-Other news was shared including items regarding the supposed poisoning of the local foxes in the neighborhood, a future elementary school at 177<sup>th</sup> and Antioch in the Arbor View neighborhood, future plans of 175<sup>th</sup> street and the opening of the Stilwell Community Park at 207<sup>th</sup> Street near Metcalf later this month.

-Andrew clarified to the attendees that Board is NOT the HOA police. Any violation complaints or concerns should be e-mailed the board on the E-neighbors web site.

Meeting adjourned at 8:39 PM

(Minutes recorded by Joe Battista)

