

# 2018 – HOA Board Meeting

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Gladacres Homes Association, aka Glad Acres Estates, [www.GladAcresEstates.com](http://www.GladAcresEstates.com)

**Date: June 26, 2018**

Begin: 7:11 PM

Ended: 8:39 PM

All Active Board Members were in attendance (excluding Dan Young).

Joe Battista, Rachel Nab, Michael Reno, Andrew Kneisler

President Andrew Kneisler opened meeting stating that we were delinquent meeting as a Board & Members in 2017. Made note and noticed, in the interim, the Board had several board members that are no longer living in Gladacres subdivision. Chuck Knoepker, Secretary, & Billie Lenz, Treasurer, formally resigned; whereas, Bill Carrington merely moved away voiding his position. We also discussed that Dan Young has not been in attendance nor responsive in regular Board Member duties, and hereby we have dissolved his Board Member status.

We initiated nominations of possible Board Members: Cheryl Battista (approved), Chis Hillman (pending), & Beth Johnson (pending). Cheryl Battista volunteered and was unanimously voted onto the Board (Nab-motion, Reno-2nd). Since we had 3 Officer vacancies, the Officer positions were voted upon and approved unanimously:

VICE PRESIDENT – Michael Reno

SECRETARY – Rachel Nab

TREASURER – Cheryl Battista

Andrew Kneisler accounted for a balance of \$5,730.63 according to the last statement received dated 3.30.2018. Therefore, the HOA will not charge member Dues this calendar year as reserves are still above the \$2,500 threshold.

Michael Reno mentioned the trash service dilemma saga. With Waste Management merging with L&K, the options of quality trash service companies was discussed. Michael introduced Gardner Disposal and mentioned they would be willing to service our area and possibly offer a great discount to our homeowners. He is going to research further and provide to the Homeowners at our Annual Meeting for

the purpose of group discounts with Gardner Disposal if we can get more than 50 homeowners to commit independently.

The Annual member Meeting was discussed, and date & time set for August 9th, 2018 @ 6:30pm at the Blue Valley Library located at:

BLUE VALLEY LIBRARY  
9000 W 151st St  
Overland Park, KS 66221

Andrew Kneisler brought up the idea of updating our signage surrounding the entrances of our neighborhood. Possibly, creating stone entry markers to designate our definitive boundaries. The Cost & column quality were discussed. Andrew thought phasing the costs over 5-year period would make it more cost efficient and keep homeowner dues collections reasonable. Michael & Joe mentioned the land owners with current signage might need to comply as each signage conditions are hap-hazard. Consistency would be the goal, but our authority as an HOA to modify would need legal advice & counsel to what magnitude we would be able to perform enhancements on homeowner's personal lots. Research on costs & possible look & feel will be at Annual Meeting.

Adopting New Covenants to a more standard boiler plate was discussed and we will begin initial stages on costs to streamline our current HOA Declarations & By-Laws to a more modern & cohesive language.

Meeting was Adjourned by Joe Battista.

**MINUTES PROVIDED BY:**  
**President, Andrew Kneisler**