

HOA Board Meeting Minutes

December 9, 2024, from 6:30 – 8:00 PM

Location: 11170 W 176th Terrace

Attendees

Cameron Walker – Secretary

Andrew Kneisler – Vice President

Don Meyer – President

- **Discussed and aligned the direction of this HOA Board in the key areas below:**
 1. **Traffic:** The Board will continue to work directly with City of Overland Park and Jeff Cox, Ward 6 Council Member, to ensure the Glad Acres homeowners have a voice and advocate traffic safety and mitigation, which includes but is not limited to:
 - a. Traffic mitigation through entrance restrictions – During the redesign process for 175th and 179th Streets, ensuring turning restrictions to limit traffic into Glad Acres.
 - b. Entrance closures – As discussed and agreed upon in the all-homeowner meeting in August 2024, the Board will lead meetings with homeowners to determine a common homeowner position on any entrances that will be proposed for closure or significant changes to reduce traffic. The homeowner meeting is scheduled as follows:

Blue Valley Library
9000 W 151st St, Overland Park, KS 66221
Wednesday, February 5th from 6:00 – 7:30 PM
 - c. Traffic calming – Potential addition of stop signs, speed humps, speed monitoring and enforcement, depending on interest in the upcoming meeting
 2. **Bylaws & restrictions:**
 - a. Board's position on restrictions:
 - i. Restrictions are in place and posted on eNeighbors
 - ii. The Board will not actively police restrictions, however, the Board will facilitate communication, for the benefit and advocacy of all homeowners, if neighbors are not able to directly resolve issues
 - b. Bylaws changes:
 - i. There is interest from some homeowners to increase the restrictions and enforcement to be more like those of close proximity neighborhoods. There is another large contingent of homeowners who do not agree with increased restrictions.
 - ii. The Board's current position is that the current restrictions are a differentiator for this area, and the cost does not currently justify the benefit of changes to the bylaws at this time. Legal fees are \$360+ per hour for review time, and the cost estimate for revising entire bylaws and restrictions is estimated to be \$18K. However, the Board may review key restrictions and make recommendations for potential changes to homeowners in the

future, depending on homeowner interest and the generation of adequate funds to pay legal fees for changes.

3. Communication

- a. Quarterly message: Planning quarterly update message to homeowners
- b. Alternative communication: Investigating and considering establishment of Facebook group to facilitate easier communication and to achieve a higher participation rate than eNeighbors
- c. Electronic communication: The Board is considering the requirement of electronic communication going forward for simplicity and to decrease labor for hand delivered paper communications. This is currently under review.

4. Dues: The Board plans to assess dues annually going forward, but only if there is a collective effort among the Board to complete the collection process. If not, dues may not be collected in a particular year. The collection of dues would generate approximately \$5,150 annually for the HOA, and be used for costs associated with the following:

- a. Legal or financial obligations: Establish adequate funds to defend the quality of life and property values for all homeowners. For example, funds may be used to address any future legal issues or financial matters with any outside entities
- b. Traffic Safety: Traffic mitigation, calming, entrance closures, etc.
- c. Bylaws and/or Restriction updates
- d. Neighborhood signage: If there is adequate interest, funds for property acquisition, construction, and ongoing maintenance

5. Sense of community

- a. Events: Board will plan to lead at least 1 annual all-community event. The Board is considering a new concept and a different time of year to generate additional interest beyond the chili cookoff.
- b. Community identity through neighborhood signage: This is very challenging without the HOA's ownership of property to install signage, in addition to the cost of the monuments. For next steps:
 - i. The Board will continue to work with the City of OP to secure any possible space during future road improvements to 175th and 179th Streets. Based on initial discussions with the City, they expect the homeowners to donate land and pay construction costs for building islands in roadways that are suitable for signage monuments.
 - ii. Alternatively, The Board may consider future requests to homeowners to donate property to the HOA that can be used for signage, if there is homeowner interest

• **Traffic safety updates:**

- a. The entrance closure homeowner meeting, scheduled for February 5, will be communicated as soon as possible

- b. Based on information shared by the engineering planner for the City, Switzer Road at 177th Terrace will have an island similar to Quivira that will only allow the following turns:
 - 1. To the south out of Glad Acres
 - 2. From the north into Glad Acres
 - 3. To the north out of the pending Wild Horse development, which would prevent Wild Horse traffic from crossing over Switzer into Glad Acres at 177th Terrace
- **Intra-Board communication process:**
 - a. Board members requested text follow up messages if email messages from other Board members do not receive a response
 - b. Expectation is that Board members have 48-hour response time to email messages, or requester may move forward without input of those who do not respond