

Leawood South Homes Association Board
February 11, 2026
Official Meeting Minutes

Call to order

Approval of the agenda

Approval of previous meeting minutes

Board Membership and Vacancies:

- Discussion of the current board vacancy and interest expressed from several residents. Agreed that Evan would reach out to one candidate to confirm their interest, with the board favoring a straightforward appointment process.

Financial Report and Dues Collection:

- Liz (CAM) presented the January financial report, detailed outstanding dues and delinquency procedures, and the group discussed strategies for reminders, payment plans, and technical issues with the payment system.

Financial Status Overview:

- Liz reported end-of-January bank balances of \$218,000 in operating and \$52,000 in reserve, with about 20% of dues outstanding from 120 households; expenses were minimal, limited to reimbursements, management fees, and utilities.
 - **Delinquency and Collections Update:** Liz reviewed the delinquency list, noting \$98,000 outstanding at January's end, reduced to \$71,000 by the meeting; several accounts are in collections or have liens, with some on payment plans and others pending possible foreclosure.
 - **Reminder and Enforcement Strategies:** The group discussed the effectiveness of reminder letters, with some support for a firmer tone in February communications, including the possibility of trash service suspension for non-payment; Liz agreed to send both email and paper reminders and escalate as needed.
 - **Payment Plan and Technical Issues:** Discussion of available delinquent dues payment plans as well as some confusion and difficulty that some residents have reported in using the payment website.
 - **Communication with Residents:** Liz confirmed outreach efforts and plans to post the payment link again to ensure all residents have access to payment options.

Committee Reports and Actions:

- Reviewed updates and actions for the tree, landscape, and ARC committees, including ordinance compliance, landscape project approval, committee membership transitions, and communication strategies.
 - **Tree Committee and Ordinance Compliance:** Evan clarified the updated City of Leawood street tree ordinance, requiring permits and replacement for street tree removals.
 - **Landscape Project Approval:** Liz presented a \$3,815.20 proposal from Lifestyle Outdoor for spring landscape work on various islands, including plantings and cobblestone borders; the group reviewed the details and unanimously approved the expenditure.
 - **ARC Committee Transition:** Steve volunteered to serve as interim ARC chair following Darren's departure, with Liz agreeing to update committee records and add new member Bill Spiller to ARC communications; Mark and Liz discussed cleaning up outdated committee member lists.
 - **Communications and Social Activities:** Mark invited content for the neighborhood magazine and agreed to include information on the new helmet ordinance for e-bikes and scooters, as suggested by Evan; the group planned the spring garage sale and discussed organizing an ice cream social.

Meeting Scheduling and Minutes Posting:

- The group coordinated future meeting dates to accommodate schedules and agreed to strive for posting meeting minutes within two weeks to improve transparency.
 - **Future Meeting Scheduling:** The group decided to hold meetings on the third Wednesday of each month, adjusting for conflicts in March and April.
 - **Timely Posting of Minutes:** The group agreed to aim for posting meeting minutes within two weeks after each meeting to address resident inquiries and maintain transparency.

Entrance Marker Maintenance:

- Steve raised the need for tuck pointing and repairs on the brick entrance markers, and Liz agreed to contact the usual contractor, with Mark and Steve volunteering to meet the contractor for an assessment.
 - **Assessment and Contractor Coordination:** Steve described the deterioration of mortar on the entrance markers, and Liz agreed to contact Bricks by Rick for an

estimate, noting that work would likely occur in spring due to weather; Mark and Steve will coordinate with the contractor for a walkthrough.

Resident Communications and Obituaries:

- Discussed whether to post obituaries or notices of resident passings on E-neighbors, concluding that while it's not common practice, it is acceptable if handled respectfully and without sharing addresses.
 - **Community Norms for Sharing News:** Daphne inquired about posting obituaries, Cassandra noted it's not typical for their E neighbors group, Liz explained that sharing public notices is acceptable in other communities, and Steve advised omitting addresses for privacy.

Follow-up tasks:

- **Delinquent Dues Communication:** Send email reminder statements to all members with outstanding dues and paper statements to those without emails, followed by a more authoritative letter in March to those still delinquent. (Liz)
- **Dues Payment Link Communication:** Post the payment link and a reminder about dues being due at the end of January on E neighbors to ensure all members are informed. (Liz)
- **Tree Ordinance Awareness:** Post a summary and link to the updated Leawood Street Tree Ordinance on E neighbors to remind residents of permit and replacement requirements.
- **Dangerous Tree Reporting:** Email Travis at the city to alert him about the dangerous dead tree on Steve's block and request city action; if the city declines, prepare to send a letter from the board.
- **Spring Landscape Work Approval:** Forward the Lifestyle Outdoor spring landscape work estimate to the board and proceed with scheduling the approved work for \$3,815.20.
- **Landscape Entrances Review:** Review the state line entrance landscaping and lighting at night to determine if any additional work is needed.
- **ARC Committee Membership Update:** Clean up the ARC committee membership list to remove inactive or unknown members and add Bill Spiller as a member to receive ARC requests.