

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
GREENWAY FIELDS HOMES ASSOCIATION**

**January 21, 2009
7:00 p.m.
Gina Valentino's House**

Attendance

- Present: Gina Valentino, Joe Groebl, Aaron House, Mike McAdam, Wendy Trainor, Ryan Felton, Philip Bouillette
- Absent: Barbara Martin

Agenda

- The Board voted unanimously to approve the Agenda attached hereto as **Exhibit A**.

Old Business

- Meeting Minutes
 - January 7, 2009 Board Meeting Minutes
 - The Board voted unanimously to approve the minutes as amended.
 - January 10, 2009 Annual Meeting Minutes
 - The Board voted unanimously to approve the minutes as amended.
 - January 10, 2009 Board Meeting Minutes
 - The Board voted unanimously to approve the minutes.
- Meyer Boulevard Columns
 - Gina Valentino stated that progress has been made on the columns.
- Holiday Party Recap
 - Nearly twice as many people attended the holiday party this year.
 - Food and drinks were leftover, but the Board agreed that it is better to have enough than to be short on food or drinks.
 - The Dickey's will be out of town next year, but another has volunteered to let the Association use their house for the 2010 holiday party.
 - More members attended this year. Katie Allison recommended hiring someone to help cook the food and work in the kitchen so that Board members have more time to mingle with the guests. The Board will consider Katie's recommendation.
- Complaints
 - Neighbors are still concerned about 6437 Wornall Terrace. The City has been involved with this property, and Gina Valentino reported that the City will cut the grass and intervene at some point in the future. Gina Valentino is going to follow up to determine when the next hearing is as it was recommended that it would be good for some Board members to show up at the hearing to show support.

New Business

- Board Roster
 - Members of the Board of Directors updated their contact information.

- Officer Elections
 - Gina Valentino was nominated for President.
 - Wendy Trainor was nominated for Vice President.
 - Philip Bouillette was nominated for Treasurer.
 - Aaron House was nominated for Secretary.
 - The Board of Directors voted unanimously to confirm the nominations.
- Annual Billing Notice to Homeowners
 - A general discussion was had regarding the format and intent of the annual dues invoice and letter. Gina Valentino will revise the letter and send to the Board.
- Action Items from the Annual Meeting
 - Emails from Members – Gina Valentino has responded to 2 emails from members regarding the CID by phone and by email, as appropriate.
 - Ratio of People Who Pay – Gina Valentino confirmed with Katie Allison, Clarence Foxworthy at HACCD, and others that the percentage of all members that pay their dues (annual, security, etc.) is approximately 65%. 80% pay the legally enforceable annual assessment, and 40% pay the security invoices.
 - Security – A member requested more information about off-duty KCPD security patrol at the annual meeting. The Board will invite Brent Parson to speak again in 2009, and more information about security will be included in the newsletter, billing statements, phone messages, and in person.
 - Reports of Delinquent Homeowners – Members at the annual meeting asked if the Board could tell them which homeowners are delinquent. After discussing the issue, the Board of Directors decided that it is best not to provide this information.
- CID Updates
 - Realtors – It is likely that realtors will inform potential homebuyers of the CID and of the dues requirement in the same way they would inform such homebuyers of homes association dues or property taxes.
 - CID Dues and Hardship – The Board discussed whether exceptions could be built into the CID petition to excuse homeowners from dues based on hardship. Such an exception is not possible.
 - Board Makeup of Homes Association and CID – The Board discussed whether the 2 Boards should be composed of the same people, and it generally agreed that the same people should compose both Board of directors so that the function and operation of the homes association remains unchanged.
 - Notary Requirements – Gina Valentino is becoming a notary. Other Board members may become notaries as well.
 - Timeline – The petition must be completed by the end of February. The Board must obtain signatures in March and April. The petition must be sent to the City by May 1, 2009.
 - Chance of CID Not Passing in 2009 – The Board discussed the chance, which it believes to be remote, that the CID could not pass. If the CID does not pass in 2009, most of the work will have been done for the Board to pursue the CID in 2010.
 - Sunshine Law Booklets – Ryan Felton needs a Missouri Sunshine Law booklet, which Barbara Martin is ordering.

- Gina Valentino will meet with Beth Gottstein and Jan Marcason to give them the proposal and to tell them about the CID and ask for their support.
- Vote to Allocate \$20,000 to Formation of CID – All Board Members (other than Aaron House, who abstained from voting) voted to allocate \$20,000 to pay the legal fees required to form Greenway Fields Neighborhood Community Improvement District.
- CID FAQs
 - Philip Bouillette prepared a potential list of FAQs to address member concerns regarding the CID. The Board will review the list of FAQs to edit them and add their own FAQs in order to collectively create an official FAQs sheet for members to review regarding the CID. The Board would like ultimately to have a list of 10 FAQs.
- IT and Domain for Greenway Fields
 - Reserve Study – Ryan Felton recommended that the Board consider engaging a consultant to conduct a reserve study to determine the funds the Association should have in the future to cover future costs, such as repairing/replacing playground equipment, upkeeping the islands, and maintaining the Meyer Columns.
 - Website and Domain Names – Ryan Felton recommended that the Board begin utilizing a website, such as greenwayfields.org, and that each board member obtain a Greenway Fields email address, such as aaron@greenwayfields.org. This would help with transparency, ease of contacting board members, and to keep board members' private email address from being intermingled with Association email.
 - Vote to Set Up Website – The Board voted unanimously to allocate \$250 to the formation of a Greenway Fields website and domain name.
- Review of Upcoming Projects
 - Gina Valentino provided the calendar of upcoming projects attached hereto as **Exhibit B**.
- Project Assignments
 - The Board assigned projects for 2009 as indicated on **Exhibit C**, attached hereto.

Other

- President's Luncheon
 - Joe Groebl and Wendy Trainor will attend the January 2009 President's Luncheon.

Next Meeting

- Board of Directors Meeting
 - Wednesday, February 11, 2009, at 7:00 p.m.
 - Philip Bouillette's House, 6419 Pennsylvania, Kansas City, Missouri 64113
- Potential Topics

EXHIBIT A
AGENDA

Greenway Fields Homes Association Board Meeting
Wednesday, January 21, 2009
7:00 p.m. at Gina Valentino's House
6437 Washington, Kansas City, MO 64113

Agenda

1. Approve Agenda
2. Old Business
 - a. Review Meeting Minutes for approval
 - b. Meyer Blvd Columns
 - c. Holiday Party Recap
 - i. Logistics
 - ii. Expenses
 - d. Neighborhood Complaints (6437 Wornall Terrace)
3. New Business
 - a. Board Roster
 - b. Officer Elections (President, VP, Treasurer, Secretary)
 - c. Annual Billing Notice to Homeowners
 - d. Action Items from Annual Meeting
 - e. CID Updates
 - f. CID FAQs (Philip)
 - g. A specific Domain for GF (Ryan)
 - h. Short Review of Upcoming Projects/Events and Assign Leaders
4. Next Meeting
 - a. Choose Date, Time, Location
 - b. Potential Topics
5. Adjournment

EXHIBIT B
CALENDAR OF EVENTS

Calendar (Tentative Information)

January	Annual Meeting
February	Newsletter
March	St. Patrick's Day Parade
April	City-wide Leaf & Brush Pick-up
May	Newsletter Brookside Art Fair (May 1-3) confirmed
June	Annual Picnic, Sunday, June XX
July	Popsicle Parade Unlimited Trash Pick-up (?)
August	Newsletter
September	
October	Garage Sale
November	Newsletter City-wide Leaf & Brush Pickup
December	Holiday Party, Sunday, Dec XX End of December is the Neighborhood Lighting Contest. Week after Christmas is unlimited Trash Pick-up.

EXHIBIT C
PROJECT ASSIGNMENTS

- A. Islands & Park – **Joseph Groebl**
 - a. Island(s) Maintenance
 - b. Park Upkeep
 - c. Trees
 - d. Lawn cutting of the 3 islands
 - e. Empty waste basket at 63rd
- B. Safety and Security
 - a. Security Patrol – **Mike McAdam**
 - b. Snow Removal – **Joseph Groebl**
- C. Treasurer – **Philip Bouillette**
 - a. Finances
 - b. Delinquent payments from homeowners
 - c. Liens
 - d. Reimbursements/Disbursements
 - e. Budgets, money mgt, and reporting
- D. Welcome – **Barbara Martin**
 - a. Welcome new homeowners
 - b. Provide list/resources
 - c. Start a bi-monthly welcome meet & greet
- E. Covenant & Bylaws – **Aaron House**
 - a. Review
 - b. Determine opportunities for change
 - c. Outline Election Parameters for January 2010
- F. Newsletter – **Wendy Trainor**
 - a. Advertisements
 - b. Articles
 - c. Billing of Advertisers – **Wendy Trainor and Philip Bouillette**
 - d. Collecting from Advertisers– **Wendy Trainor and Philip Bouillette**
- G. Neighborhood Events – **This Position Will Rotate Among the Board Members**
 - a. Annual Picnic
 - b. Christmas Party
 - c. Garage Sale
 - d. Holiday Lighting Contest
 - e. Home of the Month
 - f. Popsicle Parade
 - g. HazMat / Paint Pick-up
- H. City Liaison – **Gina Valentino**
 - a. PIAC
 - b. HACCD

- I. Complaints – **Gina Valentino**
- J. Block Captains – **Wendy Trainor**
 - a. Recruit
 - b. Maintain
 - c. Inform
- K. Telephone Alert System (aka Phone Tree) – **Gina Valentino**
 - a. Maintain
 - b. Recruit
- L. CID – **Aaron House**
 - a. Petition
 - b. Current Status
 - c. Meeting Deadlines
 - d. Paperwork
- M. Website and IT – **Ryan Felton**