

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

October 11, 2008

9:00 a.m.

Mike McAdam's House

Attendance

- Present: Gina Valentino, Barbara Martin, Aaron House, Wendy Trainor, Mike McAdam
- Absent: Joe Groebl, JT Forristal

Agenda

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

Old Business

- Meeting Minutes
 - September 17, 2008 Minutes
 - The Board voted unanimously to approve the minutes.
- Telephone System
 - A call costs roughly \$15.00 for full participation (if all homeowners receive the board's message). Wendy Trainor has emailed Craig Nulan several times regarding the glitch that results in some names being deleted from the list.
 - If a homeowner wants to be removed from the list, the board needs to ask the homeowner for his or her number in order to remove the number from the list. The phone system is otherwise fully operational.
 - The board agreed that Gina Valentino, as President, generally should be the person whose voice is recorded on the message. Gina Valentino will prepare a draft of the first few messages that she circulates to the board for comments. The board agreed that in case of emergencies, Gina should proceed with sending the message without waiting for board approval.
 - The phone system also gives the board the ability to send messages to sub-groups (like the board itself, block captains, etc.).
 - The cost of the phone system so far is \$50, which will be depleted as messages are sent to homeowners by the board.
- Meyer Boulevard Columns (PIAC Status)
 - The PIAC committee liaison with whom Katie Allison had been working moved to Leawood, Kansas in May 2008. Katie's contact at PIAC is now Pat Kline.
 - Katie reported to Gina Valentino that she learned that money has been transferred to the wrong department and an ordinance must be passed to rectify the problem. This ordinance is expected to pass in the next 2 weeks.
 - In order for Greenway Fields Homes Association to receive the pledges for the columns from area churches and businesses, the brick work has to be done in 2008. This work should be completed as soon as possible because it can only be done when the weather is warmer.
- Annual Meeting

- January 10, 2009 from 9:00-11:30 a.m. at the Brooksider
- The space is reserved for 80-100 people. Area business may help to donate food. The board has a \$600 budget. The menu and theme need to be decided. The board will state that “RSVPs are appreciated.” Wendy Trainor has set up an email account, greenwayfields@hotmail.com. Reservations should be sent to this email address.
- The board will publish notices of the annual meeting in its newsletter, remaining bill statements, and emails. The board will also inform block captains about the annual meeting, and it will use the phone tree to disseminate information.
- Topics at the annual meeting include:
 - Election of board members. Aaron House, Mike McAdam, and JT Forristal are up for reelection;
 - Approval of the annual budget;
 - Amended and Restated Bylaws; and
 - Community Improvement District.
- Gina Valentino and Joe Groebl will prepare the annual budget and plan to post a copy of the proposed budget for 2009 on HACCD’s website.

New Business

- Watershed Project
 - Wendy Trainor has photographed Monkey Island
 - Dave Thompson contacted Gina Valentino regarding the staging at Monkey Island and the trash being left there
 - Gina Valentino contacted Harry Ingels and Karine Papikian with KCMO to alert them about the problems. Gina Valentino conducted research to determine if construction equipment can damage trees, and she learned from a number of university websites that the majority of a tree’s root system is within the first 12” and then 36” of soil. Heavy equipment can damage these root systems very quickly because as heavy equipment compacts the soil, roots lose their ability to obtain oxygen, water, and other nutrients, and the tree can eventually die. Further, Gina talked with Ryan Lawn and Tree about the root systems and learned that if the city digs a trench in the island and upsets one side of the tree’s root system, that part of the roots could die, and the tree could tip over. Gina asked Harry Ingels to have the construction equipment moved as quickly as possible, and the construction equipment was moved the next day. There are still a few small items on Monkey Island, and Gina will follow up with the contractor next week to make sure all remaining items are removed.
- Community Improvement District
 - A general discussion was had regarding whether the board would like to consider in more depth forming a community improvement district. A description of a community improvement district is attached hereto as Exhibit B.
- Block Captain Party
 - Thursday, October 16, 2008 from 6:00-7:00 p.m. at Wendy Trainor’s

Next Meeting

- TBD once a date for meeting with Charles Renner is known

- Potential Topics
 - Holiday Party
 - Annual Meeting
 - Community Improvement District
 - Newsletter

EXHIBIT A

**Greenway Fields Homes Association: Board Meeting
Saturday, October 11, 2008
9:00 a.m. at Mike McAdam's
6422 Summit**

Agenda

1. Approve Agenda
2. Old Business
 - a. To Do List from Watershed Project
 - b. Review 9/17 Meeting Minutes for approval
 - c. Status Telephone Calling System
 - d. Meyer Blvd Columns (PIAC status)
 - e. ByLaws
3. New Business
 - a. Review potential topics for today's meeting agenda approval
 - i. Annual Meeting
 1. date and time
 2. location
 3. theme
 4. topics (top line, not specific info)
 - ii. Watershed Project
 1. Monkey Island (Wendy and Gina)
 2. 65th Street (Barbara)
 - iii. Community Improvement District (CID)
 1. Opportunity (Joe and Gina)
4. Next Meeting
 - a. Choose Date, Time, Location
 - b. Potential Topics
5. Adjournment

EXHIBIT B

See attached summary of community improvement district.

**Greenway Fields Homes Association: Board Meeting
Saturday, October 11, 2008**

Information about Community Improvement District (CID)

As a Board, we have been trying to determine how best to continue services for our residents without adequate funding regulated by the Greenway Fields Restrictions and Agreements.

An option that we are considering is forming a legal entity called a Community Improvements District.

A Community Improvement District (CID) is an economic development tool that allows commercial interests and private parties within an area to band together, plan business services and/or public improvements considered important to their economic vitality, and share the costs through an assessment and/or tax paid by all.

CIDs are formed with the consent and active participation of a majority of property and business owners within a defined district. Once a CID is formed, all property and/or business owners are required to contribute revenue to support it.

Joe and I met with Charles Renner, an attorney from Husch Blackwell Sanders. Charles has successfully helped neighborhoods form CIDs.

FAQs

1. This legal entity, a not for profit corporation, is governed by a board of directors as elected by those from within the boundaries of the CID. The CID must have a term: examples are 5 years, 10 years or even perpetual.
2. To form the legal entity, we must draft a proposal to share with residents outlining what we want to do. If we have at least 50% support, then we should develop the petition. The petition includes a detailed budget.
3. The petition would need to be signed by at least 50% of the residents. Signatures must be notarized.
4. Once the petition goes to the city and is passed, the county will take ownership of billing residents via the county tax bill. Monies are then given to the board of directors.
5. The legal cost to Greenway Fields will be approx \$20,000. Fees can be incorporated into CID budget.
6. If we want to pursue: the next step is to provide a List of Homes/Lots; a Boundary map, and Legal Descriptions of each lot. At the same time, a budget, the board, the term of the CID and the purpose of the CID would need to be developed. Ideally, we want the board formed by Feb09 and be in front of the city Aug 09 to meet the Sept 09 tax bill.
7. Forming a CID would not duplicate expenses or services with the current HOA dues/fees/assessments. Instead the CID would govern all of our services and we would do away with the special assessments. The HOA would still have a Board and the HOA Board would work with the CID Board.