

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
GREENWAY FIELDS HOMES ASSOCIATION
February 21, 2013

Attendance

The meeting was called to order at 7:12 p.m.

- Board Members:
 - o Present: Clem Helmstetter, Scott Kaiser, Beth Noble, Jeanette LePique, Cady Seabaugh and Nola Devitt (via bridge line)
 - o Absent: Julie Nelson Meers, Christian Schulz

Agenda

- The Agenda for the February 21, 2013 Meeting is attached hereto as Exhibit A.

Old Business

- Minutes from January 21, 2013 Board of Directors Meeting were approved.
- Minutes from February 9, 2013 Annual Meeting were approved.
- Financial Update
 - o Clem explained a \$4K adjustment to the funding allocation. Funds which should have come from the GFHA aka Homes Associations of Kansas City ("HAKC") account had been disbursed from the Community Improvement District ("CID") account. That was corrected.
 - o A Certificate of Deposit ("CD") in the amount of \$10,000 has been renewed. There was some discussion about the differences between the GFHA account and CID account. The GFHA funds originated prior to establishment of the CID account in 2009. The GFHA funds can be used for social events and the newsletter, while all other expenses are paid out of the CID account. The monies that go into the CID account are the assessments collected by Jackson County in December of each year.

New Business

- Conflict of Interest Form
 - o Clem explained that all Board Members are required to sign a form that indicates they understand that they are not compensated for their services on the Board, among other things; that an exception to this is the compensation paid to Christian Schulz for the newsletter.
 - o Clem will provide new Board Members with this form to sign.
- GFHA Board Roles
 - o The Board discussed the various roles and individuals expressed interest in taking responsibility for specific roles. The following assignment of roles was voted on and passed as follows:
 - Block Captain Coordinator – Julie Nelson Meers, Vice President of the Board
 - Treasurer – Christian Schulz
 - Assistant Treasurer – Cady Seabaugh
 - Landscaping/Snow Removal – Beth Noble
 - Secretary – Jeanette LePique

- Newsletter – Nola Devitt and Christian Schulz
- Social Events – Clem Helmstetter and Nola Devitt
- Security – Julie Nelson Meers
 - The Board discussed the current process. Beth requested that a review of the security report be done monthly and reported to the Board. Clem suggested that the report also be provided to Block Captains.
- Website/Facebook Updates – Scott Kaiser and Cady Seabaugh
- President – Clem Helmstetter
- Home of the Month Sign/Photo – Scott Kaiser, Jeanette LePique, Cady Seabaugh
 - The Board discussed ways to expand on and enhance the current program. Scott suggested that photos be included on the website and/or that an architectural component be included, such as historical significance. Beth suggested that criteria be established for the selection. Cady offered ways to bring life into the program. Scott, Jeanette, and Cady agreed to work on improving the program and making it more dynamic.
- CID Board Roles
 - Clem provided an overview of the GFHA and Greenway Fields Neighborhood Community Improvement District (“GFNCID”). Acronyms were thrown around hither, thither, and yon. (Just checking to see if you’re reading this.) Clem reported on the CID meeting in March and the need to replace Jennifer and Ryan on the CID Board. The CID Board’s role is to approve the budget which is to be submitted to the City for approval. The Board voted on and passed the following CID Board Member positions:
 - Clem Helmstetter
 - Julie Nelson Meers
 - Scott Kaiser
 - Christian Schulz
 - Beth Noble
- Landscaping Update
 - Beth reported on the bid process for the landscaping maintenance contract, which resulted in the retention of “Bee in the Garden” at a savings of \$300 under budget. Clem suggested that the landscaping budget be increased by \$1000 when the Board prepares the 2014 budget.
- Snowplowing Update
 - Beth coordinated with the current snowplow company to pre-treat the roads last night, and plow today, which appeared to be well-done, and well-received by homeowners.
 - The Board discussed surveying residents regarding their satisfaction with services. Beth suggested we use Survey Monkey. Scott expressed concern about the responses being statistically reliable and agreed we want to hear complaints as well as praise. The Board decided to do a survey of 3-4 questions.
- Legal Expenses
 - The Board has requested monthly billings from the current legal representation, Husch Blackwell, so that we can anticipate costs.
 - In addition, the Board discussed other options to reduce legal expenses. It was decided that we will need to continue to use Husch Blackwell for the upcoming work and would look at other options in the interim.

- o Clem outlined a proposal to have HAKC do as much as possible for a flat fee of \$1000 (this would provide the parcel assessment) and have Aaron House do the rest. In addition, GFHA would offer Husch Blackwell the first right of refusal if they're interested in matching the bids.
 - o One concern is the requirement that GFHA have a physical location. That location is currently Husch Blackwell. There was some discussion about having a physical location that is in Kansas City, Missouri. Clem is in discussion with Aaron House of UMKC about whether or not he could provide the physical location.
- PIAC Request Update
 - o Clem reported on the email he sent asking that residents contact City Council members in support of the GFHA PIAC grant request. Beth reported on the planned April 27th kick-off of the tree census. In addition, the Forestry Department has contacted Beth about GFHA involvement in inventorying ash trees because of the ash borer issue. Beth explained that one difficulty is that an estimated 20% of the public trees are ash but another 20% of the trees on private property are ash. The Board discussed the option of negotiating a rate for treatment of ash trees with several companies and providing that to homeowners.
- Block Captains
 - o Nola suggested that the Block Captains are integral to the dissemination of information and asked about ways to determine which blocks are well-represented and which ones are not. Clem suggested that the annual meeting of the Block Captains is one way to determine the involvement.
- Future Board Meetings
 - o The Board agreed to the third Monday of the month. The next meeting will be on Monday March 18th at 7 p.m. at the home of Scott Kaiser, 6418 Jefferson.

Adjournment

The meeting was adjourned at 8:27 p.m.