

GREEWAY FIELDS HOMES ASSOCIATION
GHFA BOARD MEETING Minutes
February 19, 2018 – 6:15 PM at Kurt's home – 1124 West 62nd St.

1. **Call to order – Quorum present.**
2. **Review / approve agenda - Clem, motions** to approve agenda as written, approved by Board.
3. **Welcome**
 - a. Welcome new board members and thanks to existing board members:
 - i. Existing – Bob Deeg, Laura Masterson, Sarah McCracken
 - ii. New – Heidi Dixon-White, Catherine Hamelin, Scott Tansey, Ben Williams, Beth Nobel (renewed term)
 - iii. Current Term – Kurt Knapstein, Joe Cherrito, Derek Ramsay, Clem Helmstetter
4. **Open issues:**
 - a. Review / approve minutes from JAN 2018 GHFA meeting. **Board approves MOTION to approve and send to Patty at HA-KC for web posting.**
 - b. Review/approve minutes from GFHA annual meeting on February 10th. **Board approves MOTION to approve and send to Patty at HA-KC for web posting.**
 - c. Question on non-solicitation policy board approved in JAN 2018 – are we maintaining this stance? Board agrees to continue non-solicitation policy.
 - d. Food truck appearances at the park, communication sent out to residents, was not reviewed / motioned / approved by the board. Hold discussion on topic, and if we do consider the residents near the park would need to approve, including residents outside of our HOA to the west of the park (Country Club HOA). **Ben will contact property owners adjacent to the park. If 100% favor a food truck event at the park, Board will continue discussion at March meeting.**
5. **New business:**
 - a. **Brief Description of GFHA and GFNCID**
 - i. Clem provided a brief description of Greenway Fields Homes Association and GFNCID. GFHA and GFNCID have separate budgets and bank accounts.
 - ii. **GFHA** is funded by annual dues established by J.C. Nichols for 343 parcels with footage average around \$8-\$12 year/home and is collected under the CID passed in 2009. Additional annual assessment of two churches within the neighborhood, is complete by HA-KC. GFHA board has 5-9 members, requiring at least 5 members for quorum. Board members are elected at the annual meeting and meet throughout the year, historically 10-11 times/year, and all board meeting are closed to public per bylaws. GFHA annual funds are \$5,000 used for non-improvement items. Currently includes: printing / mail of newsletter, social events - Annual Meeting, summer picnic, 4th of July Popsicle Parade, and Holiday Party.
 - iii. **GFNCID** is a public entity, required to meet once annually in a public place and bound by MO Sunshine Law and cannot conduct business without posting 48 hours in advance in principal legal office. CID Board members (5) must be members of GFHA Board. CID board meets once annually, and members have a two-year term based on the date CID was established (April 2009). GFNCID is funded by assessments collected by Jackson County on each parcel within the district. Expenditures are for items such as legal fees, landscaping, security, snow removal, insurance and improvements.
 - b. **GFHA Roles for 2018**
 - i. President – Clem Helmstetter
 - ii. Vice President – Catherine Hamelin
 - iii. Treasurer – Heidi Dixon-White
 - iv. Secretary – Derek Ramsay
 - v. DIR – Newsletter – Scott
 - vi. DIR – Events – Kurt Knapstein
 - vii. DIR – Communications -Ben

viii. DIR – Security – Joe Cherrito

ix. DIR – Landscaping – Beth

MOTION approved to appoint the above leadership positions for 2018 GFHA Board.

c. GFNCID Roles for 2018 (public meeting held by April 1, 2018)

- i. Chairperson – Clem
- ii. Vice Chairperson – Katherine
- iii. Treasurer – Heidi
- iv. Secretary – Derek
- v. Manager of District – Joe

d. Conflict of Interest Policy

- i. Policy was read and signed by all board members for 2018 term.

e. Finance update:

- i. Treasure update GFHA / GFNCID
- ii. Annual CID funds via Jackson Co. \$24K in DEC and additional \$10,000 showing for Jan 2018 deposits. Approx \$5,000 outstanding to be collected through 2017 county property taxes.
- iii. GFNCID FY 2019 budget due to City Clerk by Jan. 31, 2018. Completed, Clem worked with Hush Blackwell to complete filing. Pending City Council approval, then CID board will meet for final approval.
- iv. GFHA Fiscal Year (FY) runs May thru April.

f. Newsletter – Next Issue May 2018 – Joe & Scott

- i. 2018 newsletter issues are: (3) publications sent out in JAN / MAY / SEPT. 2018 Newsletter is advertisement free, cost is approx. \$1,100/issue including postage.
- ii. Annual Picnic Date: Has been Sunday before Father's Day 5-7PM. This would fall on 6/10/18.
- iii. Popsicle Parade Date: 7/4/18 at 10 AM
- iv. Please submit newsletter ideas to Joe and Scott

g. Centennial Note

- i. Bronze Plaque details – 100 years 1917-2017, cost / approval?
 - 1. Appears approx. cost will range from \$1,500 and up for (4) plaques. Kurt will contact an additional company seeking more affordable pricing.

h. Security Updates – Joe

- i. Any incidents in area recently? Joe, absent from meeting reports that no incidents in our neighbor from last update in January.

i. Communication – MailChimp- Ben

- i. Effort is made to not spam GFHA members with an overwhelming number of email notices. Smaller bits of information to be posted on GFHA facebook page.

j. Landscaping – Beth / Clem

- i. We had one snowplow event in 2018. Invoice has been paid.
- ii. Annual lawn fertilization program. Annual cost approx. \$500. Clem suggests adding this into 2018 landscape plan as it does help maintain our turf areas. Increased budget for FY 18/19 will support addition.
- iii. Now 7 tree plantings by Soil Service, approved in 2017, moved to Spring 2018 due to nursery stock, budget approx. \$3,500.
- iv. 2018 projects for funding review are:
 - 1. Obtain bids to Clean / seal wall in park, cost estimated at \$2K.

2. Tuck pointing review – bid from mason was \$6K, yet said wall was in excellent condition, recommends power wash / seal. Recommend we do step 1 and review tuck pointing, as very few areas need work and bid was very high.
3. Board approved MOTION to install 2 new 4-foot park benches at Monkey Island, cost not to exceed \$3,500.
4. Statue rehab with new concrete pads for placement back into the park behind wing lion bench approx. \$10K potential expenditure for 2018, bid to be considered in March/April
 - a. Board approved in 2017 use of GFHA remaining CD funds to pay for restoration work approx. \$5,800.
5. Paver patio at the curved wing lion park bench. Reviewed last year, just no motion for action. Beth and Clem feel this would be a very fitting addition when the statues return, approx. \$6K. Pricing has increase approx. \$1K since last year. Board approved MOTION to install paver patio at Greenway Fields park, cost not to exceed \$5,810.
6. Consider a Greenway Fields Park sign to replace original. Details to come.

6. Next meeting date: March 19, 2018 at 6:15 at Scott's home, 418 W Meyer.

7. Adjournment – Motion to close approved 8:00 pm.