

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

**September 17, 2008
9:00 a.m.
Gina Valentino's House**

Attendance

- Present: Gina Valentino, Barbara Martin, Joe Groebl, Aaron House, Mike McAdam
- Absent: JT Forristal, Wendy Trainor (called in for portion)

Agenda

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

Review Meeting Procedure

- The Board reviewed meeting procedure.

Old Business

- Meeting Minutes
 - August 9, 2008 Minutes
 - The Board voted unanimously to approve the minutes as amended. Gina Valentino will revise the minutes and forward to Aaron House for the record books.
- Complaints
 - 6410 Wornall Terrace
 - The Board received complaints about excessive debris on this property. A letter was sent to the homeowner September 12, 2008, providing a reasonable time to clean up the property. The homeowner replied by letter on September 13, 2008. If steps have not been taken to clean up the property by October 1, 2008, the Board will refer the matter to the City.
 - 6434 Wornall Terrace
 - The Board received complaints about stagnant water accumulation on this property. A letter was sent to the homeowner on September 12, 2008.
- Voting Requirements
 - The Board reviewed voting requirements, which are summarized in the August 9, 2008 minutes.
- Meyer Boulevard Columns (PIAC Status)
 - A brief discussion was held about the columns. It appears that there have been issues with the contractor. Gina Valentino will follow up with Katie Allison to determine the status.
- To Do List for Watershed Project
 - All to do items have been completed except that Wendy Trainor may still need to photograph Monkey Island.
- PIAC Request for Water Spigot

- The Board missed the August 2008 deadline for submitting the PIAC request for the water spigot.
- Telephone System
 - Wendy Trainor called in to discuss the phone system and reported that there has been a software glitch that is being worked out. Wendy will contact Craig Nulan to determine if this glitch can be worked out within one week. There are approximately 60 names registered for the phone tree so far. The Board has paid \$50.00 to Craig Nulan for the phone tree service thus far. Wendy Trainor will email the phone tree password to board members so that board members have the ability to edit contact information for Greenway Fields residents.

New Business

- Tree Trimming
 - Joe Groebl contacted the city to determine if they would trim the bushes blocking the sidewalk at Meyer and Pennsylvania. The city reported that this is on its agenda.
- Snow Removal
 - Joe Groebl has received 2 bids for this winter's snow removal. McMurry Brothers is the company that the board used for 2007-2008. McMurry Brothers will charge \$175.00 per ton of a sand/salt mixture. Joe also spoke with Rose Property Maintenance, which will charge \$125.00 per ton of pure salt. Rose Property Maintenance also provides a magnesium chloride treatment. This treatment is applied before snow accumulation and is currently used by the city. Joe will contact one more company to get a third bid and provide an update at the next meeting.
- Block Captain Party
 - The next block captain gathering is at Wendy Trainor's house on October 3, 2008 from 6 p.m. to 7 p.m.
- Annual Meeting
 - Joe Groebl contacted several local restaurants and bars and has determined that the Brooksider will be best for the annual meeting. The Board has budgeted \$600 toward the annual meeting, and the Brooksider likely will provide breakfast food. The meeting will take place on Saturday, January 10, 2009 from 9:00 a.m. to 12:00 a.m.
- Bylaws
 - A general discussion was had regarding the current bylaws. Aaron House has provided proposed amended and restated bylaws that would amend and restate the current bylaws of Greenway Fields Homes Association. There are problems with the existing bylaws, including the fact that they set the number of directors at 7, they are biased against women, they prohibit the board from voting by proxy, they are outdated and use archaic language, and they state that the organization has a seal when to the best of the board's knowledge, it does not.
- Restrictions and Agreement
 - A lengthy discussion was had regarding amending the agreement that contains restrictions on the board's ability to increase home dues. Due to the difficulty in amending the agreement, Gina Valentino will discuss this issue with other homes

associations at the next presidents' meeting. If there is an interest from other homes associations, the board may proceed with contacting the legislature to determine if there may be a legislative solution to the restrictions placed upon Greenway Fields Homes Associations and other Missouri associations that prevent them from increasing dues and otherwise amending the restrictions. If the legislature is not an option, the board may proceed with attempting to amend the agreement, in which case it may be prudent to hire an attorney.

- Liens
 - A general discussion was had regarding the policy for placing liens on homes owned by members that are delinquent in their payment of dues. Due to budgetary considerations, the board decided not to adopt a policy for lien placement at this time. The issue will be revisited at future meetings.

Next Meeting

- Saturday, October 11, 2008, 9:00 a.m. at Mike McAdam's house
 - Potential Topics
 - Bylaws, Home Dues, Restrictions – automatic payments
 - Newsletter
 - Holiday Party
 - Phone Tree

EXHIBIT A

**Greenway Fields Homes Association: Board Meeting
Wednesday, September 17, 2008
7:30pm at Gina Valentino's
6437 Washington Street**

Agenda

1. Approve Agenda
2. Review Meeting Procedures
3. Old Business
 - a. Review Meeting Minutes for approval
 - b. Status Telephone Calling System
 - c. Complaints
 - d. Voting Quorum(4 of 7 attendance; how many to pass; proxy)
 - e. Meyer Blvd Columns (PIAC status)
 - f. To Do List for Watershed Project
 - g. PIAC Request for Water Spigot
 - h. Snow Removal
4. New Business
 - a. Review potential topics for today's meeting agenda approval
 - i. Bylaws
 - ii. Annual Meeting
5. Next Meeting
 - a. Choose Date, Time, Location (October 4th at Mike McAdam's)
 - b. Potential Topics
6. Adjournment