

PRAIRIE VILLAGE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
September 10, 2018
PV Community Center
Minutes - Approved

Board members present: Lissa Haag, Laura Donnelly, Jason Andersen, Ron Nelson, Leslie Bowman, Cheryl Murphy, Carly Allegri, Pat Roberts, Katie Montgomery

Board members absent: Sandy Eddy

Guests: Doug Luther from HA-KC

Meeting was called to order by Laura Donnelly at 7:00 p.m.

Minutes from the July Board meeting were approved.

Officer reports:

President Laura Donnelly – no report

Vice President Jason Andersen – no report

Secretary Lissa Haag - no report

Treasurer Leslie Bowman –Our operating bank account has been moved to the Bank of Prairie Village. This was the last account to be moved.

Leslie passed around the current balance sheet.

Social Committee:

The Fall Festival will be held on October 14 from 2 - 4. Porter Park is reserved. We've reserved the 3 face painters, balloon twister, inflatables: Ba-skeet-ball and the same slide as last year. We're looking for another food supplier to replace Sweeties kettle corn who doesn't pop on site any more. Lissa will check with Betty Rae's Ice Cream truck to see how much they cost and if they are available. There are unspent funds that can be used if we go over budget. Katie, Laura, Lissa, Pat to bring coolers. Will also have cookies, cider and water.

Welcome Committee: 26 welcome bags were delivered in the last 2 months. There was discussion on if we should continue the Welcome Committee. It's a big time investment for the committee and merchants are getting burnt out on too many requests for donations. Coupons are rarely redeemed. The committee will discuss further and will bring their recommendation to the Board.

Communications Committee: The newsletter was mailed out a few weeks ago. Jason is going to research using another printer for the next newsletter. Doug suggested we try Print Time in Lenexa. Ron renewed the website for 5 years at a cost of \$100. There is \$900 left over from the Communications budget that we could spend on the Fall Festival or Island Committee.

Home of the month Committee – Carly has someone lined up for September which will be communicated soon.

Island Committee:

Work continues on the islands. Canopy continues to be fair to work with and will keep working through the fall as weather allows.

Overlay committee - Tomorrow night everyone is invited to the public hearing for the Design Guidelines 2. The Planning Commission is expected to vote tomorrow night on whether or not to send the proposal on to the City Council for approval. Majority can approve it, 2/3 vote can reject, or it can be sent back to the Planning Commission for revisions.

New business: Doug Luther spoke on the differences between the city code and Home Associations building regulations. The city code constitutes separate regulations from the Home Associations' deed restrictions. The more stringent will apply, but if the more stringent set of restrictions is the homes association, then it is up to the home's association (or individual homeowners) to enforce them. JC Nichols created the home association rules. The Home Association deed restrictions are really basic: you can't build in front of building line (but we can grant waivers), and you can't build larger than 80% of the width of the lot and it must not be more than 1.5 stories. The language is the same for other JC Nichols developments that were developed at about the same time.

Our current practice is to send a letter to property owner who are proposing a build to remember to follow these rules. If they don't the Association might take some form of action. There is NO requirement for builders to send in plans. Builders typically want a yes or no from association, but our Board typically has instead requested confirmation of compliance by the builder/homeowner as the standard approach. Another approach, done by Indian Fields, is to have the homeowner send in a set of plans for the committee to review and respond to. Their lots and set backs are bigger than ours. Countryside East has suspended their design guidelines pending approval by the City of the updated Neighborhood Design Standards. More modern homes associations allow the board a lot of discretion on what homeowners can and cannot do.

Our current approach is when the builders ask for our approval, the President sends back the basic requirements and tells them to comply, asking them to then respond back that their design/build complies with the restrictions. This takes the burden off our association to examine all of the plans provided. The Association always reserves the right to come back after the fact and demand that changes be made to comply with the deed restrictions. The requirements under Design Guidelines 1 are stricter than the PVHA restrictions – and Design Guidelines 2 are even stricter -- so they trump ours.

If we changed our approach and asked for a set of plans, it would put us in a position to approve or reject those plans. We would need expertise on the Board to review the plans. Prairie Hills is working on a definition of 1.5 stories which may define it as livable square footage above the 1st floor should be 50% or less than first floor. There are two ways to get a definitive answer on 1.5 stories: litigate it or amend deed restrictions which requires 2/3's of all homeowners in each plat to agree to approve the change. New design guidelines may help but they do not address the 1.5 story requirement.

If phase 2 doesn't get approved we could consider having a more formalized review process such as having builders submit a set of plans by email. We decide how we want to meet to review and respond in some way within 30 days. We could reach out to Marty Levy from Indian Hills or Prairie Fields to better understand their process.

Doug was asked if we could raise dues if needed. The bylaws would need to be changed to raise dues and we would need 2/3 approval of those present at the meeting where is it discussed. Current dues rate is 2 mils per thousand dollars of value, but could go to 3 mils which is the cap. There could be a special meeting called for that purpose, but we'd want to announce it ahead of time and review the homeowners bills of rights. 1 mil = \$16,000 per year. We should mail out notices for the meeting as early as possible.

Meeting adjourned at 8:30 pm.

<u>2018 Meeting dates:</u>	
Monday, January 8	Board meeting
Wednesday, February 21	Annual meeting
Monday, March 12	Board meeting
Monday, May 14	Board meeting
Monday, July 9	Board meeting
Monday, September 10	Board meeting
Monday, November 12	Board meeting