

PRAIRIE VILLAGE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
September 14, 2020
Zoom meeting
Minutes - Approved

Board members present: Cheryl Murphy, Ron Nelson, Jason Anderson, Elizabeth Jones, Lacey Ransom, Lissa Haag, Pat Roberts, Maura Coleman, George Ransom

Board members absent: Leslie Bowman

Guests: Inga Selders

Meeting was called to order by Ron at 7:05 p.m.

Minutes from the July Board meeting were approved.

Officer reports:

President, Ron Nelson - Ron has sent out several rebuild permits in recent weeks.

Vice President, Jason Anderson - no report

Secretary, Lissa Haag - no report

Treasurer, George Ransom – expenses to date were shared. We have \$8751.87 in island donations this year, which is above last year. Island expenses will be over budget including the donation allotment from last year due to the high number of improvements done. But we expect to be under budget on socials, garage sale, etc. so overall we do not expect to go over budget.

Committee Reports

Social Committee: Lissa, Maura

Fall festival has been cancelled. No deposits were made, so we are not out any money. Next event will hopefully be an Ice Cream Social late next spring.

Communications Committee: Jason, Lacey

Lacey created a new template for the newsletter. She will price it in color and black/white. There will be extra funds available for this mailing since no newsletter has gone out since January. She is also working with other printers to compare pricing to Moss Printing. Our association has 1937 total homes and 1769 homeowners. The difference are rentals. Lacey is looking at options to ship our newsletter flat vs. folding so it catches more people's attention. Suggestion was made to include photos of islands as well as an interview with some of the island volunteers. Cheryl has new color photos of every island. Newsletter will also include a short write up from Lissa regarding social events. Request was made to update the photo currently on the website which has been up for several years. Jason or Lacey to update.

Google searches for PVHA bring up a phone number and address for the city. Ron is working to get it changed, but it is our understanding it can take several months.

Home of the Month Committee: Elizabeth

No report

Island Committee: Cheryl, Pat

Island committee has spent approximately \$13,000 to date which is over the total budget (including donations) of \$11,500. Several homeowners asked for their islands to be mulched and more was spent on watering new plants this year. Additional expenses are still coming in for fall cleanup and new plantings.

City council/deed restriction update: Ron

No updates

New business:

Poultry restrictions -

Lacey received an email from 1 resident inquiring if she was allowed to have chickens. Currently our Deed Restrictions state that no poultry is allowed in our HOA without the consent of PVHA. A homeowner could interpret that to mean they could ask for permission, but we do not yet have a process in place for granting permission. A proposal created by the chicken committee was discussed.

We have several options:

- Use the city version of the regulations with no changes or additions
- Ask the city to reconsider implementing a permit process before we allow poultry in our HOA.
- Create a document that defines the terms of the exception to our current deed restrictions. Ron will put something together about what an exception process looks like.
 - Suggestions for this exception process document includes all of the city requirements plus:
 - Resident must be granted permission from the HOA before any coops are built.
 - Person asking for permission required to get written consent from (or inform only) all surrounding homeowners.
 - include definition of a neighbor which is any property touching your property line)
 - Brief mention on if a fee would be required.
 - Resident must agree to comply with all HOA poultry rules.
 - Suggestions for HOA Coop rules:
 - Limit the number of coops allowed – at least in the first year. Suggestions range from allowing 17 (which is 1%) homes to 3. Discussion that 17 is many more compared to other nearby areas. Quick poll showed majority agreed to 4.
 - Consider larger distancing from property lines than what was recommended by the city.

- Each city violation will be reviewed by HOA. Permission to allow a resident to have poultry may be revoked by HOA. The first step if permission is revoked for non-compliance is a Cease and desist letter. If coop is not removed then a lawsuit could be filed. Ron to propose language.
- Resident is provided literature from the city and other sources about raising chickens.

The committee will revise the document. Please email Jason and Elizabeth with any suggestions you may have.

The discussion will continue at the next Board meeting in November. We should inform residents who inquire that we are in the process of reviewing the ordinance, but at this time chickens are not allowed according to our Deed Restrictions.

Deed restrictions – outdated language

When residents inquire about our deed restrictions we believe they are sent a copy of the original deed restrictions from 1941 as well as a version that was updated in 1946. In 1948 racial language was negated by the US Supreme Court and this overrode any racial language that existed in our deed restrictions. In 2007 the Board passed a resolution that deleted the language (even though it was no longer in force), but we do not believe this version is currently being sent to homeowners. Elizabeth will follow up with Inga and Susan Forrest to locate that document. We need to work with Ron and HA-KC to ensure residents are provided the most current information.

Meeting adjourned at 9:30.

<u>2020 Meeting dates:</u>	
Monday, January 13	Board meeting
Monday, February 10	Annual meeting
Monday, March 9	Board meeting
Monday, May 11	Board meeting
Monday, July 13	Board meeting
Monday, September 14	Board meeting
Monday, November 9	Board meeting