

PRAIRIE VILLAGE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
March 8, 2021
Zoom meeting
Minutes - Approved

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

Board members absent: Shelby Story

Guests: Doug Luther, Executive Director of Homes Association of Kansas City

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

Minutes from the January Board meeting were approved.

Officer reports:

President, Ron Nelson - Ron introduced Doug Luther

Doug recapped the services that Homes Association of Kansas City does for HOA's across the city. They currently work with about 75 HOA's. HA-KC provides back-office services such as invoicing and collections, dues notices, maintaining members accounts, depositing funds into HOA accounts, and pay bills to vendors who have done work for us. They also provide financial reports, coordinate with title companies, send out welcome packets to new members, and serve as a resource to board volunteers like us. Doug explained that our HOA has 1,769 homes which he believes is the by far the largest in the metro area. Originally our HOA was created to fill the role of city government (fire, electric, parks, roads etc.....) because the city did not exist when our HOA was created in 1941. Once the city incorporated, they started taking over those services. HOA's then narrowed their focus to what we are doing now which includes deed restriction enforcement when it is more restrictive than city. The next largest HOA is Prairie Fields or Armour Hills at about 800 homes. All HOA's struggle to find volunteers as people only tend to get involved when there is an issue.

In Doug's opinion, the main value of an HOA is island maintenance and linking with local government. Our HOA is a great value at \$15-20 per year and makes for a more attractive neighborhood. Question was asked if an HOA could be disbanded. It is a legal entity, and they can go dormant, but they are not easy to disband because 2/3 of all property owners must approve it. A small portion of the homes in our original HOA had a race restriction in the original deed restrictions. Those were legally negated by the Supreme Court in 1948. Our restrictions are unique in that they go block by block.

Doug noted that our current insurance coverage does not include discrimination coverage, but there is an insurance policy we could take out called Employment Practices Liability Coverage for \$250 per year. This would cover discrimination claims based on race, gender, age, or disability. We do not have pool rules or a clubhouse so we do not

have a tremendous amount of exposure, but he will send information on the insurance if we are interested.

Doug will send Cheryl a master packet of the information that is being currently sent to new homeowners when they move in. We can confirm if we want any changes.

We received a request from a solar installer requesting our permission to install solar. Was directed to the city.

Vice President, not elected yet

Secretary, Lissa Haag –

An updated roster will be sent to the Board with roles, terms limits.

Lissa will send the list of current homeowners to the Board.

Treasurer, George Ransom –

George received a letter from a homeowner about their overdue dues payment. He will check to see if there is a lien on the home and what the dues are vs. the interest, so we can work with them on payment. We have not reviewed liens for a few years but should review and discuss it again soon. In the past we set a threshold in overdue payments (like \$500) and put a lien on a home when it hit that threshold. We collect when the house is sold.

Committee Reports

Social Committee: Lissa, Maura

Suggestion was made to cancel the spring ice cream social but to invite the ice cream truck to the fall festival. Board agreed. Lissa will check with the 2 new ice cream shops in PV to see if they want to participate.

Communications Committee: Lacey - no report.

Home of the Month Committee: Elizabeth

HOM is on hiatus until April. Lissa ordered a new sign, but it was defective, so she is working to get it corrected.

Island Committee: Cheryl, Pat

Pat and Cheryl visited the islands recently with Canopy Lawn. The island at 72nd Terrace and 72 Terrace Cul-de-Sac will be biggest renovation this year. We are adding several more islands to Canopy to maintain and fertilize. We are waiting for the bid.

Deed restrictions –

Our HOA was brought up again at the February Diversity Committee meeting and was featured in an article in the Shawnee Mission Post. The City Attorney reviewed all our Deed Restriction documents and reported that PVHA was in full compliance and he did not see anything else that we could or should do to legally remove the racist language. The Diversity Committee discussed trying to do something legislatively, but librarians and archivist would likely have strong opposition.

Chicken committee

This committee will look at the request from Maddie Kamphaus who requested an exception to the distance between coop and home. The distance complied with the city requirements, but not our more restrictive HOA requirements.

Board nominations:

Ron was re-elected President
Marianne was elected Vice-President
Lissa was re-elected as Secretary
George was re-elected as Treasurer

Term limits

Shelby and Marianne were chosen to fill the one-year terms created by Jason and Leslie who filled 2 years of their 3-year terms.

Committee assignments –

Communications – Lacey, Ron, Marianne will help with content
Social – Maura, Lissa
Island – Shelby, Pat, Cheryl
Chickens - Elizabeth, Maura, Cheryl, George
Deed restrictions – Elizabeth
Home of the Month – not discussed - Elizabeth???
Lissa will check with Shelby to see what committees he would like to be on.

New business -

Lacey received an inquiry from a homeowner who asked us to publicize upcoming meetings on Facebook. Note: It normally is posted on Facebook but was an oversight this month.

Employment Practices Liability Coverage - Motion was made and seconded to purchase discriminatory acts insurance as described by Doug Luther. Motion was approved. This coverage will be reviewed each year at the budget review. It should be an additional line item on the budget.

Meeting adjourned at 9:05.

<u>2021 Meeting dates:</u>	
Monday, January 11	Board meeting
Wednesday, February 10	Annual meeting
Monday, March 8	Board meeting
Monday, May 10	Board meeting
Monday, July 12	Board meeting
Monday, September 13	Board meeting
Monday, November 8	Board meeting