

## **PRAIRIE VILLAGE HOMES ASSOCIATION**

Board of Directors Meeting  
July 16, 2008 Prairie Village Community Center

The meeting was called to order at 7:04 PM. President Ian Bartalos presided.

Attending: Britt Bieri, Susan Forrest, Bill Chinnery, Sharon Chinnery, Logan Gerken, Jori Nelson, Ron Nelson, Susan Spencer, Ashley Weaver.

Guests: Mark Eddy 4101 Prairie, Robert & Leona Jackson 7427 Rosewood Cir.

The minutes of the May 21, 2008 Board Meeting were approved unanimously.

### President's Report:

- Our Federal Tax form 990EZ has been filed. Copies were provided to the Board.
- A phone call was received nominating 5317 W 72 ST for Home of the Month.

Treasurer's Report: Ron Nelson distributed copies of our May 31, 2008 financial report and gave a verbal overview. Ron plans to meet with HACCD Executive Director, Clarence "Fox" Foxworthy to get more information regarding our financial situation.

### Committee Reports:

Architectural Ad Hoc: Logan Gerken reported that we will have more success in creating an Overlay District with a city wide approach. A meeting of the City's Homes Association (HA) Committee will be called to establish a framework for the creation of multiple districts city wide. The target date for that meeting is the first week of August.

Ian Bartalos reported the result of the May 29, 2008 meeting was a consensus to continue to explore the creation of an Overlay District.

Logan Gerken volunteered to be our voting member on the HA Committee. There was no objection.

Bylaws: Ian Bartalos reported that proposed By-Law changes will be discussed under New Business.

Islands: Ashley Weaver reported that a letter informing PV Public Works that PVHA does not claim ownership of the statuary within our association had been presented to the Board via e-mail. Ron Nelson verified that it was legal to include the contingency. The letter was approved unanimously.

Ashley reported that the City has budgeted \$53,000 to repair the fountain at 69 ST & El Monte. Work will begin in 2008. It will be functioning in 2009.

Public Forum: Robert Jackson shared his thoughts regarding Village Vision (VV) 75. The mixed message he received at the April 22, 2008 VV75 meeting caused him great concern. A map on the VV75 website highlighted 193 homes along 75 ST yet no one at that meeting could explain what the map meant, only to say that no preconceived plan existed. He personally distributed fliers to homes along 75 ST from State Line RD to Lamar to raise awareness. He also worried about the use of eminent domain. He asked what the PVHA position on VV75 was. He was please with the information in our May 2008 newsletter. Ian Bartolos responded that the Board was not of one mind regarding VV75. He assured Mr. Jackson that Board members were attending VV75 meetings. Ian will mail / e-mail copies of the Kansas eminent domain law to Mr. Jackson and the Board.

New Business: Ian Bartolos presented By-Law amendments constructed by Ron Nelson and himself for the purpose of removing gender bias and adding clarity. On motions by Sharon Chinnery, seconded by Bill Chinnery, the Board unanimously approved the following By-Laws amendments to now read as follows.

### Article I – Membership.

Section 1. Any person who has legal title of record to any Lot or tract of land within the limits of the district as it now exists or may hereafter exist, as the term "district" is defined in the PRAIRIE VILLAGE HOMES ASSOCIATION Declaration, shall be eligible to membership in this Association; this instrument is filed of record under document

number 289999 filed in Book 26 of Miscellaneous at Page 358 in the office of the Register of Deeds of Johnson County, at Olathe.

Section 2. In case the legal title to any lot or tract of land in the district is held by a married person, then that person may designate in writing that person's spouse as member.

Section 3. In case the legal title to any lot or tract of land in the District is held in any form of joint tenancy or tenancy in common, then the owners thereof shall be eligible to membership, but shall jointly have the right to cast only one vote for any candidate at any election or on any question, or such owners may if they prefer, designate in writing one of them to membership, subject to the approval of the Board of Directors.

Section 5. In case the legal title to any lot or tract of land in the District is held by a trust or business entity, then the trust or business entity shall designate in writing a member representative, who shall exercise the membership rights of that trust or business entity. The trust or business entity shall provide the designation of its member representative not less than ten business days before any vote.

Section 6. Only owners of one or more tracts of land in this District as set out in Sections 2-5, shall have membership in this association. No member shall have the right to more than one vote for any candidate at any election, or on any question, although he may own more than one lot or tract of land.

Section 7. Membership in this Association may continue only during the period of ownership of any lot or tract of land in the District by the member or the member representative.

#### Article II – Board of Directors.

Section 1. The corporate power of this Association shall be vested in a Board of TEN directors, called the BOARD OF DIRECTORS, except when the term of the retiring President expires, the retiring President shall remain a member of the Board until the new President is elected.

Section 4. Directors shall be elected annually by the members of the Association at an Association meeting to serve for a period of THREE years from the regular Association meeting when the election occurs or should have occurred, and until their successors are duly elected and qualified.

Section 5. If a vacancy occurs on the Board of Directors between annual elections, the remaining Directors at a regular or special meeting shall elect another eligible member to fill the vacancy for the unexpired term.

Proposed amendments to Article II Sections 2, 3, 6, 7 & 8 were tabled.

Ian called a special Board meeting to be held August 20, 2008 at 7:00 PM at the Prairie Village Community Center for the purpose of completing our By-Law amendments.

16 new homeowners were approved for membership by a unanimous vote.

Adjournment: On a motion by Ron Nelson that was seconded by Jori Nelson, the meeting adjourned at 8:48 PM.

Next Meeting August 20, 2008.

Respectfully submitted by Susan Forrest, Secretary.