

Board Meeting Minutes

Date: September 23, 2025

Location: Home of Ginny Beall

Call to Order

Board President Ginny Beall called the meeting to order.

Roll Call of Officers

Present:

- Ginny Beall – President
- Kay Bleakely – Treasurer
- Erik Swanson – Treasurer Elect
- Brady Burns – Secretary
- Bill Bruning – City Council Liaison
- Dr. Lucas Pitts – Guest

Absent:

- Liz Lozier – Community Engagement (North of 67th)
- Alyssa Hermreck – Community Engagement (South of 67th)
- Louise Allen- Director, Park Board Liaison

Approval of Minutes

A motion to approve the minutes of the previous board meeting held on April 22, 2025 was made by Kay Bleakley and seconded by Erik Swanson. Motion carried unanimously.

Financial Report – Kay Bleakley

- Revenue is ahead of projections due to higher-than-expected home sales and associated move-in fees.
- Insurance premiums have increased beyond projections.
- Island maintenance and capital improvement expenses remain unspent to date.
- The Beautification Fund retains \$8,500 for projects such as Eisenhower Pond and lighting improvements.
- Community Engagement Grants include \$1,283.75 carried forward from 2024 and \$2,800

available for 2025.

A motion to approve the financial report carried unanimously.

Bylaws Review

- Revisions were discussed to align operations with current practices.
- Attendance requirement clarified: board members must be physically present to vote.
- Amendments were approved unanimously and will be mailed with annual dues and posted online.

Community Engagement – Brady Burns

- Upcoming events include the High Drive Block Party (Oct 5) and Halloween Block Party (Oct 31).
- Action items include updating the grant form, encouraging community photos, and promoting HOA event grants.
- Proposal to create an HOA information-only social media page, to be coordinated by Brady Burns.

City and Community Updates – Bill Bruning

- Addressed nuisance properties, noise ordinances (pickleball), and sidewalk expansion plans (69th Street).
- Discussed e-bike and scooter safety ordinances.
- Reviewed Eisenhower Pond maintenance and redevelopment plans for the former Lutheran Church property.

President’s Report – Ginny Beall

- Website security improved by removing contact information to prevent scams.
- Approved inclusion of board info in printed welcome letters and dues packets.
- Letters will include HOA website links and engagement information for new residents.

Additional Business

- Dr. Lucas Pitts was nominated for a three-year term (2026–2029); motion approved unanimously.

Adjournment

There being no further business, President Ginny Beall adjourned the meeting at 6:41.

The next meeting will be held on November 18, 2025. The annual meeting of all 3 Mission Hills Homes Associations is scheduled for January 26, 2025 (actually, this is last year's date) to follow individual HOA breakouts.