

### **1. Call to order**

President Linda Marshall called the meeting to order at 7:09pm. It was established that there were enough members and proxies present to establish a quorum.

Linda Introduced Venessa Lopez-Maxwell to the general membership. She is running for Municipal Judge in Lees Summit next spring.

Ms. Maxwell-Lopez spoke to the group about why she will be running for retiring Municipal Judge Tobin position next April. She expressed her concerns about the need for more attention to the mental health issues in Lees Summit and how it is a contributor to crime in our area.

Ms. Maxwell-Lopez then introduced her spouse Beto Lopez and Phyllis Edson Lee's Summit 3<sup>rd</sup> District Councilmembers who had just returned from tonight's District 3 Town Hall meeting.

Mr. Lopez advised that tonight's meeting had provided updates on the city's fire and police departments, updates on area development projects and efforts to stimulate a diverse mix of economic activity focused on improving Lee's Summit and the 3<sup>rd</sup> district.

They touched on local improvement projects to improve the infrastructure to support growth including the groundbreaking next week for Discovery Park which is an approximately 268-acre mixed-use development consisting of retail, restaurants, general and medical offices, entertainment, hospitality and luxury multi-family housing. They also pointed to the future Downtown Marketplace and other projects in the works.

They briefly discussed the city's efforts and difficulties communicating with Jackson County regarding the county tax issues and the lawsuit the city has filed against the county.

They urged everyone to attend the meeting and reminded everyone they are also available for viewing on YouTube.

### **3. Approval of May 2023 general membership meeting minutes**

Submitted and approved.

### **4. Approval of agenda**

Presented by Linda Marshall and approved.

### **5. Treasurer's Report**

Presented by Angela Johnson

Angela reviewed 2023's financials YTD and presented the proposed 2024 budget. Angela pointed out and explained the areas that have come in, or are trending to be, under or over budget for this year and the reasons behind those numbers. Angela advised that HOA dues for 2024 would remain the same. She pointed out that next year's proposed budget for the ponds is up significantly, but any resulting deficit can be made up from BTB savings.

Some discussion ensued over the maintenance and repairs for the ponds next year and it was suggested that these funds be separated for budgeting purposes.

The proposed 2024 budget was submitted, voted on and approved.

## 6. New Business

- A. Maintenance and repair for the BTB ponds - Presented by Linda Marshall, Julie Sellers, Bryan Rahn and Dan Phillips.

Julie shared that the association was still working with the city to confirm what is BTB's responsibility and what is city responsibility; there are city documents indicating some of the pond elements are public. Julie and Linda are working with the city to see if some city money could be available from them to fix and repair, since the culverts at the pond are not functioning the way they were intended due to cracks and material decay and may be deemed "public".

The ponds themselves are listed as private property owned by BTB. Linda reviewed the issues facing BTB. She presented slides of the sides of the pond and culverts that are crumbling and not functioning as needed. She noted that this has contributed to the water level being lower than it should be which does not maintain the static pressure to help maintain the band rocks. She noted that repairing the culverts and spillways would help to correct this. Dan Phillips and Linda discussed a plan to fill and sleeve the culverts and cover and repair the base.

Algae and aquatic plant growth continues to be a problem. This is compounded by neighborhood runoff and the shallow depth of the ponds. The association is looking to dredge the lower pond. The association is awaiting information from Tempstop and Aquatic Solutions to identify the scope of work and costs.

Julie and Bryan discussed options to address and fix the spillways. The association is leaning toward erosion mats and grass plantings as a solution that handles lots of water flow from pond to pond. Costs are still being evaluated.

Addressing all these issues will take time and will likely be costly. The board will explore these suggestions and potentially have some pond management professionals present some additional solutions and options.

- B. Chipman Road Improvements Update - Presented by Linda Marshall  
The project manager is now advising it will be June of 2024 before they get to our west entrance at Bent Tree Bluffs Drive.
- C. Blasting - Presented by Linda Marshall  
Paragon Star's blasting permit expired in August and has not been renewed. A few members relayed they have still been feeling blasting from time to time. Linda will email our City Council to follow up on this.
- D. HOA Pool Restriction - Presented by Linda Marshall  
Only 69 more restriction signatures are needed before we can file. We are over ¾ done. A request for about 5 people to help contact prospective signers over the phone to complete this task was made; three individuals volunteered to help at the meeting.
- E. Neighborhood Video Surveillance Signs - Presented by Linda Marshall  
Three additional video surveillance signs have been ordered to be placed on each end of Overbrook and the Falcon entrance from Summerfield.

F. Outstanding Neighbor Award - Presented by Linda Marshall

Linda introduced a new program to award a \$100.00 gift certificate annually or bi-annually to a BTB homeowner. The board would take nominations from the community for an individual that contributes to the welfare of the neighborhood; the BTB board & ARC committee would then vote on a winner. Ideally, this might help encourage some homeowners to participate in BTB committees and activities in the neighborhood and encourage residents of BTB to volunteer.

**7. Presentation of Reports**

A. Architectural Committee - Presented by Darlene Barnard

The ARC has been swamped with new roof approval requests in the past several weeks due to some hail damage experienced in the area over the summer. Thirty-five new roofs have been approved and the committee reminded everyone that all homeowners need to submit a BTB Roof Approval Form, which can be found on the BTB website, before getting a new roof.

Homeowners were also reminded approval forms need to be submitted for items such as larger playsets, fencing, new patios and decks, retaining walls, landscaping and exterior painting along with paint choices and color samples for approval, even if not changing color or style. There is no need to submit approval forms for improvements such as window replacements, concrete work or driveways that have the same footprint and appearance.

These forms are available on the BTB website and can be submitted to [benttreebluffshoa@gmail.com](mailto:benttreebluffshoa@gmail.com). Questions and requests for any clarification can also be submitted to the BTB email address.

B. Compliance Committee - Presented by Lynn Canning

There have been very few problems over the summer. There have been a few issues with overnight parking on BTB streets. The community reminded members that overnight parking on BTB streets is not permitted in the development.

A homeowner asked about developments concerning rental properties in the BTB. They advised that they were concerned with the properties at 713 Eagle Ridge and 705 Eagle Ridge and added that the back yard appears to still be an issue at 713 Eagle Ridge. It was noted that rentals are allowed in our neighborhood but limited to single family occupancy.

A previous concern had been raised about the property at 713 Eagle Ridge Circle which was being used as temporary housing for visiting IHOP church members and is otherwise unoccupied by the current homeowner, who is a member of church management. It is technically not a rental and falls into a bit of a gray area regarding whether this violates any BTB covenants and restrictions regarding the definition of a single-family home or property use. Linda had raised this issue with Phyllis Edson, District 3 City Council Member last May to see if there are city property restrictions that might apply to this with but had not heard back. She will follow up again with the City Council.

C. Pool Committee - Presented by Joseph O'Shea

Joe advised it was a good season which is now over.

Joe presented the BTB Swim Club Statement of Revenue and Expenses for 2023 comparing the variance and maintenance to the prior year. He noted that the increase in pool utilities was primary due to some poor judgement by a lifeguard hosting a "hot tub party" and subsequent increase in the temperature of the the pool water with our heaters. This has been addressed and should not be ongoing.

They are looking at options for pool management companies with an eye toward lowering costs for next year. There is also some consideration regarding eliminating the lifeguard position which is a significant portion of the pool maintenance company expense. Some homeowners expressed concern that elimination of the lifeguard position could impact pool usage of younger children and some adults.

Two minor repairs had to be made to a swim lane and a heater pump. Two new homeowners joined the BTB pool this year. A new lining material will be installed in the kiddy pool for next year. The committee is also looking at installing an incline ladder to improve pool access.

D. Improvements Committee - Presented by Julie Sellers

Plans and goals are still in place to improve access and usability of BTB common ground trails for walking and eventually connecting to the Rock Island Trail. Clint Pringle has secured a company that will clear some of the trails and grind up and remove some of the larger fallen trees that have been slowing the committee down. This work is expected to be done by January or February.

There was some homeowner concern regarding improved access and trails that might attract trespassers and homeless camps. The community shared that it is documented that increased trail access and homeowner usage has proven to be a deterrent to trespassers and unauthorized usage and activity. They advise that trail access is the number one community asset requested by potential and current homeowners in all developments and will be a great asset for BTB.

There is a map on the BTB website that shows where the BTB trails are in our common ground. The Committee noted that all suggestions are welcome and volunteers are always appreciated.

E. Welcome Committee - not present

F. Pond Committee

See New Business, item A regarding the pond. Chemical spraying was interrupted this year with the resignation of the Pond Committee Chairman. Gary Denny has volunteered to take over the spraying next year.

G. Garage Sale Committee - not present

H. Social Committee – Presented by Alyssa Reyland

There were not a lot of social activities this year apart from the BTB block party and a food truck this fall. Alyssa had stepped aside for personal reasons but will be back going forward and coordinating activities for the future. Plans for events and food trucks every 2 to 3 weeks are being considered for next year.

I. Grounds Committee – Presented by Darlene Barnard

Water for the common areas has already been turned off for the season. There were a few trees that had to be taken down this year and there has been some significant damage to some young maples from deer. Activity has been routine otherwise.

**8. Round table discussion**

No additional comments or discussion ensued.

**9. Motion to adjourn**

A motion was made and approved to adjourn the meeting at 8:44 pm.

Submitted  
Fred Canning  
Secretary, Bent Tree Bluffs HOA