

1. Call to order

President Linda Marshall called the meeting to order at 7:04pm.

2. Guest Speaker

Linda Marshall introduced Cinda Raider, newly elected City Council member for District 3. Ms. Raider spoke briefly about her excitement and privilege to be our representative for the 3rd district. She urged everyone to email her with their email addresses as she is putting together an email distribution list that she can use to periodically reach out to her constituents regarding city information, current topics and updates. Ms. Raider provided her email address, cynda.rader@cityofls.net, and noted the address is also on the Lee's Summit City Council web page. She concluded by asking residents to contact her with any questions, for information or assistance.

3. New HOA Directors

Linda confirmed the presence of a quorum for the meeting and introduced the nominees, Joseph O'Shea and Lynn Canning, to replace Clint Pringel and Bryan Rhan who have stepped down from their director positions. The nominees were subsequently voted on and approved.

4. Approval of October 19, 2023 general membership meeting minutes

The October 19, 2023 general membership meeting minutes were submitted, reviewed and approved.

3. Approval of the meeting agenda

Presented by Linda Marshall and approved.

4. Treasurer's Report

Presented by Angela Johnson.

Angela distributed copies of Bent Tree Bluffs Homeowners Association financial status over the past 4 years. She advised 2023 finances came in with an operating surplus of over \$14,000.00 primarily due to some pond, improvement and social event budgeted monies that were not utilized. Under budget and over budget items for 2023 were reviewed and discussed.

The proposed 2024 budget was presented; differences from the prior year's budget were discussed and reviewed. It was noted that some 2024 HOA dues are still outstanding, but most have been collected. Expenses remained comparable to prior years. The most notable change for 2024 is monies budgeted for pond maintenance and repair. It is anticipated that pond maintenance and treatment expenses are likely to increase over the current budgeted amounts. Angela advised an operating deficit of about \$16,000.00 is expected for 2024. She stated this and any additional deficits can be covered by current checking and savings balances of \$144,500.00 making any dues increase unnecessary at this time.

The proposed 2024 budget was approved.

5. New Business

A. Chipman Road Improvements Update - Presented by Linda Marshall.

The project is still underway west of the Rock Island Bridge. The third phase of the project which impacts BTB's west entrance has been pushed back to September of 2024 and could potentially move into next year. The city has promised to coordinate the activity with BTB to allow time to turn off power and water as needed prior to construction starting. It was noted that the city is constructing gradually elevating switchbacks to provide access to the Rock Island Trail just to the west side of the current rock island overpass.

B. HOA Pool Restriction - Presented by Linda Marshall.

We are roughly 7/8 of the way toward gathering the 241 homeowner signatures needed to amend the existing pool restriction with 22 more signatures needed. Door to door attempts to contact homeowners have proved to be marginally successful. Continued efforts will include phone calls and outreach at 2024 BTB social events.

C. Bent Tree Bluffs Outstanding Neighbor Award.

Linda Marshall announced the winner of the Bent Tree Bluffs Outstanding Neighbor Award. The award and \$100.00 gift certificate were presented to Darlene Barnard recognizing her volunteerism and her many contributions to the welfare, maintenance and beautification of the Bent Tree Bluffs neighborhood.

7. Presentation of Reports

A. Architectural Committee - Presented by Darlene Barnard.

Homeowners were again reminded roof approval forms are required for new roofing. There have been 50 or so new roofs put on BTB homes since the hail last summer. Some BTB homeowners appear unaware that approvals are required for new roofing and things like fences, larger playsets, new patios decks, retaining walls, landscaping and exterior painting. It was noted that with the current absence of a welcoming committee, some of this information is not being adequately distributed to new BTB homeowners. These forms are available on the BTB website and can be submitted to benttreebluffshoa@gmail.com. Questions and requests for clarification can also be submitted to the BTB email address.

B. Compliance Committee - Presented by Lynn Canning.

There are very few issues currently. The vehicle that parks on the street at the intersection of Overbrook and High Point is an annoyance and potentially a hazard but is not technically violating any BTB covenants and as the vehicle appears not to be there overnight. Linda offered to check with Cinda Raider, District 3 City Council Member, to see if this could be a city issue concerning safety and hazards impacting an intersection. It was noted that the issue with personal items and positions in the yard and driveway at 2709 Cliff View that have been there for several weeks is still a problem. Lynn advised the compliance committee had been assured this would be addressed this past Monday and committee would immediately investigate the matter again for a resolution.

C. Pool Committee - Presented by Joseph O'Shea.

Joseph presented the BTB Swim Club Statement of Revenue and Expenses for 2023 and proposed 2024 budget. 2024's income and expense budget are expected to be very close to last year with minimal increases in insurance, landscaping and pool equipment. A small operating deficit of about \$3,000.00 is projected for 2024. The swim club ended last year with a bank balance of \$29,430.25 and is estimated to close out 2024 with about \$26,416.54 on hand. Joseph stated that overall, the pool is in good shape. Upcoming projects include replacing the pool entry and exit ladder with an incline ladder that will be easier to use and can be pulled up and out of the way for swim meets. The pool committee has been looking at new options for pool management companies with an eye toward lowering costs and improving performance but started too late in the season to secure a new company for this year. The committee will continue the search for other options next year if the performance of the current maintenance company does not improve and if costs can be lowered. The pool is scheduled to open on Memorial Day weekend.

D. Improvements Committee - Presented by Julie Sellers.

There has been very little activity over the past year. The same goals are in place to improve access and usability of the BTB common ground trails for walking and connecting to the Rock Island Trail. Locating an area to install a playground has been considered. Everything is very much a work in progress. The committee desperately needs help and needs volunteers to help with organization, implementation and coordinating projects and volunteer workdays. All suggestions are welcome.

E. Welcome Committee – Currently vacant.

A request for Welcome Committee volunteers was made.

F. Pond Committee - Presented by Jerry McWilliams.

The ponds, spillways and drainpipes all need work. Erosion issues around the perimeter of the ponds needs attention as some of the rocks have moved or are unstable. The inlet and outflow drainpipes, spillways and rocks that guide the water to the next pond all have significant erosion issues. Algae growth continues to be a problem and the ponds need dredging. The lower pond is the worst, the middle pond is a little better and the upper pond is the best of the three. It will be an expensive and long-term effort. The ponds get a lot of use and are a neighborhood asset.

The subdivision has been and will continue to treat the ponds with chemicals. Crystal Blue Pond Cleaner Muck and Sludge Remover, Crystal Blue Lake and Pond Dye and Crystal Plex Lake and Pond Liquid Copper Algaecide have already been applied this year and a treatment is scheduled in the next few weeks and over the summer. It has been suggested that some barley straw in each pond could help minimize algae growth after it has been knocked down and is more manageable.

Potential contractors have looked at all 3 ponds and recommend that we repair the drainage pipes before we start on the spillways, pond repair and dredging. They are in the worst shape. We have received bids for upper and middle pond spillways and drainpipe replacement. If we do both at the same time it will save us a little money. Initial bids are about \$20,000.00 each for a total of just under \$40,000.00. We are working to secure more bids. The drainpipe that runs under Overbrook needs attention also. This would be a City of Lee's Summit responsibility. Linda offered to contact our new council member to discuss courses of action.

Dredging is expensive. One contractor we spoke with believed they would have to dig out 13000 cubic yards of silt, which would amount to 1300 loads of silt; that would mean digging out about 4 feet of silt. They would need somewhere to dump the silt, possibly somewhere in BTB common ground. The cost for this is expensive, potentially upwards of \$175,000. Dredging out only 2 feet could cut the cost in half. Other bids are being requested and other options are being explored like boat dredging. Potential costs could be paid on a payment plan over time, or the HOA could consider securing a loan instead of hitting homeowners with a one-time assessment or increasing dues.

Erosion around the perimeter of the ponds also needs attention as some of the rocks have moved or are unstable which could lead to bigger safety issues. Ideas are being considered to address these issues including filling some areas with baseball sized rock and creating native plant and wildflower barriers in some areas. Repairs should be done one pond at a time. Estimates are that it could take 50 cubic feet of rock or more per pond. There has also been discussion of planting a native grass buffer between Remington Woods and the ponds to slow down and absorb some runoff and using other barrier materials or plants in the channels that guide the water to the next pond. Addressing all these issues will take time and will be costly. The board is continuing to explore suggestions, solutions and options.

G. Garage Sale Committee - not present.

It was noted that there was some consideration of rescheduling this weekend neighborhood garage sales but was tabled as many homeowners had made preparations and intended to go through with it. The HOA is open to scheduling another BTB garage sale late summer or in the fall if desired and could possibly be combined with a BTB social event. It was noted that homeowners can host a garage sale on their own any time.

H. Social Committee – not present.

I. Grounds Committee – Presented by Darlene Barnard.

Water for the common areas has been turned on and ready to be used as needed. This season's mowing has started. We have lost a few more trees and a few have been removed. Replacing more trees would be considered pending completion of the Chipman Road construction.

8. Round table discussion

- A. Proposed HOA Contract with one neighborhood trash collection provider for all of Bent Tree Bluffs with costs added to dues.

Joseph O'Shea reported on some potential bids he had researched handing out a spreadsheet detailing some of the information. Five trash companies have been contacted and 4 have provided quotes. Costs range from \$20.10, \$18.75 and \$18.50 a month from three companies and \$28 a month from the fourth. Most homeowners could realize a potentially significant annual savings. Collection services would include trash, recycling and yard waste for the whole year with no bin fees. Homeowners could still schedule bulky item pick up for a fee; one company does offer 1 bulky item per month at no charge. The presentation was well received. It was noted that several area neighborhood associations include trash collection for their members in their dues. Having one company for the whole neighborhood limits trash trucks in the neighborhood to one day a week instead of every day. If there is sufficient interest in BTB, the matter could be confirmed at the BTB HOA fall meeting with services beginning January 1, 2025.

9. Motion to adjourn

A motion was made and approved to adjourn the meeting at 8:25 pm.

Submitted
Fred Canning
Secretary, Bent Tree Bluffs HOA