

1. Call to order

President Linda Marshall called the meeting to order at 7:02pm.

There were 43 homeowners present with 7 holding 14 proxies constituting a quorum.

2. Approval of April 24, 2024 general membership meeting minutes

The April 24, 2024 general membership meeting minutes were submitted, reviewed and approved.

3. Approval of the fall 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 2024 finances total revenue came in \$84,158.30 and YTD expenses through 10/28/24 were \$102,093.89 resulting in an operating deficit of \$17,935.59. The 2024 budget had been approved with an expected deficit of \$6,250.00 primarily due to pond improvement Under budget and over budget items for 2024 were reviewed and discussed with most items coming is close to budgeted expectations.

The proposed 2025 budget was presented; differences from the prior year's budget were discussed and reviewed. Proposed expenses for 2025 remain comparable to prior years. Grounds and maintenance & Utilities expenses are budgeted higher due to anticipated recovery from the City's Chipman Road improvements. It is expected that pond maintenance and treatment expenses are likely to increase over the current proposed 2025 budget amounts. Angela advised an operating deficit is again probable for 2025. She stated this deficit could be covered by current checking and savings balances of \$50,831.88 making a HOA dues increase not absolutely necessary at this time.

Approval of the proposed 2025 budget was tabled pending committee reports.

5. Presentation of Reports

A. Architectural Committee - Presented by Patty Denny on behalf of Darlene Barnard as she was not present.

Homeowners were again reminded roof approval forms are required for new roofing and need to be submitted and approved before work begins. Several have not been submitted and approved which has been a bit of a problem. With renewed attention being paid to Lee's Summit's ordinance requiring trash containers not to be visible from the street, homeowners are reminded that approval forms for trash screens and barriers need to be submitted for approval. 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 have been several issues raised by residents regarding trash containers. The committee surveyed the neighborhood and delivered about 39 notices to homeowners advising of the violation of Lee's Summit code and requirements regarding trash containers being visible from the street. Several of these homeowners have complied.

Going forward, the Compliance Committee will simply pass any reports on to the city. The board noted that it is not the Compliance Committee's job to report these issues to the City as any Lee's Summit resident can report a City Code violation directly to the City without involving the HOA. A homeowner present at the meeting advised that they believe the city does not issue a fine but issues a citation requiring appearance in court for the violation to be assessed and addressed.

Vehicle parking on the street overnight continues to be a nuisance. Residents were again reminded that this is a hazard and a violation of the BTB Covenants and Restrictions.

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

Joseph presented the BTB Swim Club Statement of Revenue and Expenses for 2023 and 2024 YTD reviewing income and expense. Joseph reported the year came in under budget with an operating surplus of \$4,725.03.

The budget proposal for 2025 was presented which included a \$50 special assessment to last 3 years to offset needed repairs for pool resurfacing and plastering. The repairs are expensive and could be anywhere from \$100,000.00 to \$170,000.00. The special assessment would raise part of the required funds and a loan could be secured for the balance.

A discussion ensued looking at options to do a one-time assessment of \$575 dollars to pay for the repairs without a loan and discussion about different materials with life expectancies of 15 years versus 25 years. Temporary fixes were also discussed about using a paint that would last 3 - 5 years for a cost of about \$25,000.00. Homeowners present seemed to be leaning towards a longer-term fix. No decisions were made and Joseph will do further research regarding materials and costs and how to pay for it.

The Pool Committee is planning to change pool management companies this year with an eye toward lowering costs. The pool deck will need some work this year which could be accomplished by the pool management company as some handle management and maintenance. A discussion ensued regarding whether a lifeguard position was necessary all the time. Lifeguard expense is a significant portion of the pool management company expense. Homeowners had mixed feelings regarding this and a number expressed concern that elimination of the lifeguard position could impact pool usage of younger children and some adults.

There are still plans to install internet at the pool which would facilitate installing security cameras at the pool for this coming season

D. Improvements Committee - Presented by Julie Sellers.

There has been no improvement committee activity this year. The same goals are in place; 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 and other improvement projects. Everything is very much a work in progress. Julie advised that she does not have the time to organize the committee and volunteers to implement and coordinate projects and workdays. She pleaded for someone to step up and take charge of the committee.

E. Welcome Committee – Presented by Patty Denny on behalf Ann Yonker and other committee members were not present.

Patty relayed that it has been difficult to contact new homeowners as door knocking often goes unanswered. Only 4 new homeowners have been contacted and a small number have not been. BTB home turnover has slowed this year compared to the past few years.

F. Pond Committee - Presented by Jerry McWilliams.

Jerry reported the ponds were here when Richard Link bought the property to develop Bent Tree Bluffs. They were built in the mid-sixties. The ponds get a lot of use and are a neighborhood asset. The concrete and pipe culverts leading into the spillways that needed work have been replaced & repaired and they look great now. The upper and middle pond had to be pumped down to do the work, so they are noticeably low right now; rain is needed to fill them back up. Erosion issues around the perimeter of the ponds continue to need attention as there are large holes and some of the rocks have moved or are unstable. The open spillways and rocks that guide the water to the next pond all have significant erosion issues. Costs to fix these issues are still up in the air.

Algae and aquatic nuisance plant growth continues to be a problem. The lower pond is the worst, the middle pond is a little better and the upper pond is the best of the three. The Missouri Department of Conservation from James A. Reed came out to look at the ponds and meet with the pond committee earlier this month. The agent provided some input regarding chemical treatment and advised that dredging was likely not needed for the ponds at this time. The subdivision has been treating the ponds with chemicals with mixed results. Jerry proposed hiring a pond management company for next season which should deliver better results. He is currently talking to a few companies to secure bids. Cost is likely to be \$13,000 to \$17,000 a season.

Addressing these issues is expensive. Jerry suggested increasing the pond budget for next year but as cost are not completely defined, it's hard to budget for things you don't know.

G. Garage Sale Committee - not present.

H. Social Committee – not present.

- I. Grounds Committee – Presented by Patty Denny on behalf of Darlene Barnard as she was not present.

Tree maintenance is in process and is a constant issue. It was noted that the magnolias at the entrances have been treated five times now and the treatment appears to be working as the trees have improved and look better. The east entryway will need much attention after the city completes the Chipman Road construction but that appears to be sometime next year. One of the lights on one entryway monument needs to be replaced. The cost is expected to be about \$100.00 for an electrician to do the work.

6. Proposed 2025 budget

Julie Sellers initiated a return to and review of the 2025 budget for approval.

Based on information gleaned from the committee reports, a general discussion ensued primarily around pond expenses. It was proposed to use BTB savings to cover costs for a pond management company if we enter into a contract for the service. It was suggested we secure bids for the spillway repair but postpone spillway work and expenses for this year. Recommendations were made to just focus on fixing the holes and rocks around the perimeter of the ponds this year. An increase in HOA dues was also proposed as an option to cover the costs.

Linda Marshal called for a head count of those in favor of increasing dues for pond expense. Subsequently, a motion to increase dues by \$50.00 was made, seconded and approved. Linda motioned to amend and approve the 2025 budget with the increase in dues to be earmarked for the ponds. The motion was seconded and approved

7. Old 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 again, according to the city, as recalculations for concrete are needed to complete the Stockman's driveway. The city is now advising work might not affect BTB until February of 2025.

- B. HOA Pool Restriction - Presented by Linda Marshall.

Only 13 signatures are needed to reach the 241 homeowner signatures needed to amend the existing pool restriction. Door to door attempts to contact homeowners continue to be marginally successful. Continued efforts will include phone calls and outreach at BTB social events. It was noted that once completed the new restriction would not go into effect for 5 years.

8. New Business

- A. Proposed HOA Contract with one neighborhood trash collection provider for all Bent Tree Bluffs homeowners - Presented by Joseph O'Shea.

Based on some preliminary polling, it has been determined that roughly 20% of BTB homeowners are not interested in the proposal. It has been decided to make this a non-mandatory, voluntary program that BTB homeowners can opt into. The trash service providers are willing to offer a discount based on roughly 80% participation. A trash service provider has not been selected at this point. Any contract with a provider would be a commitment of three or more years. Joseph O'Shea provided details on potential bids he has researched and handed out a spreadsheet detailing some of the information; BTB homeowners could realize 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. Joseph will finalize the information and notify homeowners soon. Homeowners who want to take advantage of this opportunity would then be asked to send an email to benttreebluffstrash@gmail.com with their name, address, lot number, phone and desired bin sizes. Homeowners who decide to participate would pay the trash collection fees with BTB HOA dues. Services would begin January 1, 2025.

- B. Storm Drain behind NW Game Creek - Presented by Jerry McWilliams.

The open ditch storm drain behind NW Game Creek had filled in with sediment over the years and was causing some flooding issues. The City of Lee's Summit will not assume any responsibility for open ditch storm drains and advised it was Bent Tree Bluffs concern. Jerry talked with the contractors who were doing the work on the pond spillways and since they already had heavy equipment here, they agreed to clear the drainage ditch for \$500.00. This was a good deal and the issue has been fixed.

9. Round table discussion

- A. The board was asked whether the HOA can control parking on both sides of the street for homeowner events, parties and BTB events which potentially can cause issues with passing vehicles. The board noted that the HOA has no control or authority to control street parking for homeowner parties and events. The association does post parking signage to facilitate swim meet parking.
- B. It was noted that one of the disc golf goals has been stolen. The board authorized money to replace it. Fred Canning offered to address that for the improvement committee.
- C. Some concern about the state of the curb replacement in the neighborhood was voiced. There are several places in the neighborhood where holes, ditches and gaps are present, but not well marked, which could pose a safety issue especially for children during the upcoming Halloween holiday. Jerry McWilliams offered to call the city in the morning and raise the concern.

- D. A suggestion and reminder were made for all homeowners to be aware of and pay attention to older homeowners in our neighborhood who may need assistance with yard work and snow and ice removal during the upcoming seasons.

10. Motion to adjourn

A motion was made and approved to adjourn the meeting at 9:00 pm.

Submitted
Fred Canning
Secretary, Bent Tree Bluffs HOA