

Somerset at Charleston Park Board Meeting
November 14th, 2023, 7-8pm
Called to Order: 7:03pm

Agenda Topic	Discussion	Decision	Task/Timeline
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Welcome			
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Reading of Minutes of Preceding Meeting			
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Common Areas	<p>Question raised as to consideration for letting the city of Lees Summit take ownership (thus responsible for maintenance of those areas). Answer: Board does not believe city has desire to take ownership- would be more trouble than it is worth.</p> <p><u>Further questions:</u> Could we allow them to take parts, but not all?</p> <p>What responsibility will they take in maintaining these areas? If not as good as the HOA, is it worth the trade off? If it saves the HOA money, it may be worth considering.</p>	Approval of preceding meeting minutes- assent by nodding of heads	
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Financials			
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YTD Numbers	<p>Draw attention to lawn care item (page 1, third line from the bottom)- deceptively low due to Advanced Lawn not cashing HOA checks yet. Tom has been informed they will be cashed soon.</p> <p>Page 4- \$32K in lawncare cost for 2024 was an estimate, bid received just before HOA meeting and came in at \$30K for the year.</p> <p>Question raised- are we bidding these services? Yes. Others in attendance second that they also used Advanced Lawn and they seem to be the most reasonable and do good work.</p>		
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Fiscal year projection	Projected 2024 costs: About \$136K with recently received lawn care bid		
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Trash/Constable:
 Increase from 2022 to 2023- there is a stipulation in the contract that states if diesel increased by a certain amount that an auxillary charge would kick in. This took place in 2023.

Historically low, in last year of contract, proposing an increase for next 5 year contract term. To increase 3% each year. Methodology used to calculate increase to dues- averaged five year cost, then applied to 270 houses so that we do not have to increase dues each year.

Pool:
 Olympic (pool management company) has indicated that maintenance to several systems will be needed soon. Have not indicated if they will certified the pool (required annually) without updates.

See discussion item under "New Business" for pool updates needed.

Need for increase to dues	Questions from residents: Q: Next steps? Does it go to a vote? A: The increase is not up for debate, but is open to discussion in regards to why dues are being raised. The by laws do not require a full neighborhood vote. Full letter of explanation will be sent out in coming weeks. Q: Will two payments of \$250 still be allowed? A: Yes. Q: Can we charge a premium for empty rental homes that are not occupied? A: Per CCRs, homes are not to be empty more than a month. Believe there to be 4-5 rentals in the neighborhood. Resident called out that one particular home has been vacant for several months, but seems to be maintained in terms of lawn care, winterization, etc. Unable to charge additional dues to neighborhood (no "special assesment", per CCRs, unless changed), but if vacant for long periods of time, it could be a violation. Confirmed that although sometimes difficult to contact, all rental companies are paying dues.	Board to research CCRs on the topic of rental properties	
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Q: Are there other homes not current on their dues?
 A: Yes. Just received notice of foreclosure on one that has not paid in ~5 years. Should receive those funds once house is sold. Have a couple others that are working to get current.

Q: Do homeowners that pay via an app cost us more money.
 A: PayPal was added as an option several years ago, but homeowners that use this platform are charged a convenience fee to cover the additional cost.

Q: Are we expected to pay \$2-3K each year on chairs?
 A: No, most were replaced last year. We continued using some of the older chairs to get the full life out of them. The remaining old chairs will need to be replaced for the upcoming season. The new chairs are expected to last 10 years.

Note: Following the meeting, it has been clarified by VP of Pool that chairs have a lifetime expectancy of less than 10 years, likely closer to 6-8.

Old Business-

None

New Business-

CCRs in process of being reviewed	Sample document currently under review by Board. Next step: review by larger committee of neighborhood residents. Proper procedure to be followed (i.e. voting procedure) Opportunity to use new HOA software to conduct voting available, some neighboring communities are using them today. Will forego for 2024 due to increased cost it would incur. Opportunity to save money by eliminating internet at pool? No, required by the city to maintain a phone line at the pool.	Board to inquire with city/county about use of VOIP to fulfill phone line requirement Board to price internet and phone service separately
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Pool work	Completed- wooden fence along parking lot, pool deck repairs (still need to back fill with dirt and sod) Upcoming- remaining chair replacement (~\$2,600), pump/gaskets (~\$2,000), filtration (~\$8,700), lights/electrical work (~\$2,500), driveway concrete repairs (~\$8-10,000), dirt/seeding/barriers (~\$1,200)
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Reinforcement of creek banks	Ongoing discussion with city and others Department of Natural Resources will not return phone calls Going to start impacting property values of homes that are impacted (and thus the entire neighborhood) Do not believe the city would consider purchasing like they did the houses on third as they have not flooded several times
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Social Committee Update- not formal part of HOA (funded strictly by donation)

2023 Recap	26 houses donated a total of \$1,270, one family donated catering for first event of the year (Summer Kickoff)
2024 proposed activities/budget	Fundraising goal: \$4,130 4 events with every event being bigger (bounce houses, foam party, etc) Join the neighborhood activities page on Facebook to stay up to date

Additional Items?

Next November meeting	Move off of second Tuesday due to conflict with Election Day	All in attendance agree
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Propose to end meeting, no objections, meeting adjourned at 8:02pm

Meeting Attendees:

Lance Revo

Virginia Nudson

Amanda Parker

Louise Brehm

Craig & Nancy Denniston

Tonya & John Pate

Carolyn Patterson

Tonm & Cindy Roberts

Julie Bogart

Kristin Swan (President)

Tom Assel (Treasurer)

Jordan Bundy (Secretary)