

Somerset at Charleston Park Board Meeting
May 9th, 2023, 7-8pm
Called to Order: 7:09pm

Agenda Topic	Discussion	Decision	Task/Timeline
Welcome			
Reading of Minutes of Preceding Meeting			
Financials			
YTD Numbers	\$77k of projected \$108k collected of budgeted revenue		
	Currently \$65k in cash/PayPal, \$33k in accounts receivable		
Potential need for increase to dues	Expenses outweigh projected income for 2023		When renegotiating trash contract and collecting bids, will also get numbers for individual service
	2019 increase- from \$175 to \$350 for addition of trash service		
	2020 increase- +\$50 to finance resurfacing of pool		
	Resident concern- 25% increase would be a challenge, Jackson county property taxes also increasing		
	Have all contracts been put out to bid? Can we take out trash service? What is the value residents would be getting?		
Old Business-			
Open HOA Board Spots	All filled.		
	VP of Pool: Joe Thieman to replace Rhonda Harre		
	VP of Grounds: The Rakers		
	Secretary: Jordan Bundy		
New Business-			
New HOA Platform	Options being investigated to replace current website that would streamline communication, be more user friendly, and provide easier tracking of dues payments		Call for resident volunteers to attend demos and provide feedback

CCRs in process of being reviewed Consultation from new attorney, George Kapke.

Process- initial review of template provided by attorney to be conducted by HOA board, then larger review by committee of residents.

Resident commentary- concern re: rentals with 6-8 unrelated occupants, ability to require distribution at signing when homes are sold?

Other Updates/Open Projects-

Pool New furniture for 2023 season. Call for resident volunteers to help put furniture together- date nad time TBD, will put out on Facebook page.

Adding first aid kit near telephone.

Seeking bids for replacement of lights in pool- safety issue.

Aging pool- will require maintenance soon.

Social Committee Upcoming activities-

- Summer kickoff- June 3rd
- Dive In Movie Night- date & time TBD
- Block Party- date & time TBD
- Halloween- time TBD

Fence Along Pool Parking Lot

Reinforcement of Creek Banks Issue on Battery Point side, creek "eating" Patrick Massey's backyard. HOA looking at options for stabilization- willow staking.

Streams in general- Lees Summit has put together a Storm Water Advisory Committee to find "least unpalatable" option to address the problem, Tom Assel on committee.

Additional Items?

Summer Clean Up Day Asked if this would be considered to address areas around front entrances and creek.

Dead tree at Carolina entrance Believe all were in good shape. Kristin to check.

Lots of activity around pond Request that people leave it as they found it. Lots of trash, bait, hooks, etc left behind.

Meeting Attendees:

Bill & Geraldine Hill

John Pate

Celia Morgan

Joe Heafner

Joe Thieman

Tom Assel

Jordan Bundy

Larry & Dee Ann Matthews

Lance Revo

Kirk Pattee

Julie Bogart

David & Susan Mosier

Craig & Nancy Denniston

Bev Foley

Kristin Swan

Bill Pinder

Jarrett Raker