

1. Call To Order

President Linda Marshall called the meeting to order at 7:09pm.

There were fifty homeowners present with some holding proxies constituting a quorum.

2. Approval of April 24, 2025 General Membership Meeting Minutes

The April 24, 2025 general membership meeting minutes submitted to the BTB website were 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 statements over the past 3 years. Year-to-date income and expenses were reviewed.

All of 2025 homeowner dues and most trash invoices have been collected providing \$138,488.03 of income. Year to date expense total \$118,101.84, the majority of which are pond maintenance and repair and grounds maintenance expense which is up due to repairs and work to the west entrance caused by the Chipman Road project and some tree expense. Additional expenses are expected in the 4th quarter including \$8,137.36 for pond maintenance. Projections through the end of the year point to a 2025 deficit of about (\$1,000.00). BTB savings balance is projected to be about \$53,000.00 at the end of the year.

Angela presented the proposed 2026 budget; grounds maintenance expense is expected to decrease with the completion of the west entrance and other income and expenses should remain about the same as they were in 2025 resulting in a break-even scenario with a predicted (\$125.00) deficit. 2026 HOA dues will remain the same with no increase. The budget was voted on and unanimously approved.

5. Election Of HOA Board Officers and Directors

A. HOA Board President

Linda Marshall is stepping down as President. Joseph O'Shea was nominated for the position and was approved with no dissenting votes by the general membership.

B. HOA Director

Director Joseph O'Shea is stepping down to assume the position of board President. Linda Marshall was nominated for the position and approved with no dissenting votes by the general membership.

6. Old Business

A. HOA Pool Restriction - Presented by Linda Marshall.

This effort is close to being completed. Only ten more signatures are needed to amend the existing pool restriction. Linda advised that stepping down as HOA President will give her more time to focus on gathering the remaining signatures.

B. Pond Update and Repairs - Presented by Jerry McWilliams

There was some concern about the upper pond when it turned green earlier this year. The color change was caused by a water main break that spilled a significant amount of city water into the pond. The city fixed the break. There was no risk to fish and wildlife as the water was safe and still is.

The ponds currently look better than they have in years. The algae and aquatic vegetation control treatments by Wildlife Solutions have been very effective.

A storm drain that comes out of Remington Woods and flows into the lower pond was plugged with leaves and debris causing rainwater to back up and exit out a hole in the storm culvert which was producing significant erosion and debris flowing into BTB's pond complicating algae and aquatic plant control. The city was responsible for the storm drain and replaced and repaired the damage which solved the issue.

Jerry advised we did have a problem with muskrats in the upper and middle pond. They can do a significant amount of damage to banks and dams and impact fish population. The HOA contracted with Wildlife Damage Solutions to eradicate the muskrats; 10 were removed from the ponds which appears to have solved the problem for now.

The upper spillway was repaired this year and plans to repair the lower spillway are in place for 2026.

6. New Business

A. West BTB Entrance Plan - Presented by Darlene Barnard and Patty Denny

Darlene presented some before and after city road construction images of the BTB west entrance. The island was greatly impacted.

The irrigation system has been repaired. Damaged edgings need to be replaced, and the landscape rocks need to be reset. The evergreen tree that was leaning into the monument has been removed. Plans include removal of the two magnolia trees. Arborvitae evergreens are being considered to replace them. Daffodils have been planted; some additional bushes and flowers need to be replanted. New LED floodlights have been installed and there is a damaged lamppost that needs repair. Plans are to change all the lights to LED and reset the electrical lines deeper this coming year. The river birches on the island are dying and need to be removed and replaced. There is stone and brick damage that will be attended to. Plans are to complete the project by the end of next year.

B. BTB Playground Proposal – Video Presentation by Aaron Lockee (not present) and KOMPAN Playgrounds Representative Brent Magruder

Aaron presented a common ground playground proposal with images for the west side of NW Overbrook Drive. He has spoken with some BTB homeowners and has had positive feedback about the project.

Two bids were secured: one from Kompan and one from Adventure World. The playground proposed by Adventure World is not as big, desirable, well-made or as sturdy as the Kompan playground. Kompan has provided two options; one with a footprint of 40 x 30 feet and a larger set that would have a footprint of about 65 x 40 feet. Both companies recommend artificial turf, which is more desirable and less expensive over the long run compared to mulch, turf comes at a significantly higher upfront cost. Mulch would need to be replaced every 2-4 years at a cost of \$2,500 or more. Turf will last 10 to 14 years. At about 8 years, new infill (small rubber pellets) will be needed. The cost is about 75 cents per square foot.

Kompan is a large national company headquartered in Austin, TX. They have constructed several playgrounds around Kansas City including Lee's Summit neighborhoods and Lee's Summit Parks and Recreation. The smaller set is appropriate for 2- to 12-year-olds; the larger set includes additional playground equipment that would expand that up to 14- to 15-year-olds.

Pricing will likely increase next year but the current cost for the smaller set with rubber mulch would be \$79,000, which breaks down to about \$245 per household. The cost of using turf adds an additional \$45,000; about \$383 per household.

The larger playground option using mulch would be about \$118,000, which breaks down to \$386 per household. The cost of using turf adds an additional \$69,000; about \$582 per household.

Studies show that neighborhoods playgrounds and parks increase property values typically by 2-4%.

A group discussion followed with questions, concerns and comments being fielded by KOMPAN Playgrounds Representative Brent Magruder and the board. It was decided to set up a special BTB homeowners' meeting early next year to solely focus on and discuss the BTB playground proposal before voting on the project at the Spring BTB General Membership Meeting.

7. Committee Reports

A. Architectural Committee - Presented by Darlene Barnard.

Homeowners were again reminded approval forms are required for projects affecting the look of the home and landscape. They need to be submitted and approved before work begins. 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 very few issues in the past months. Many are simply new homeowners that were unaware of some of the BTB by-laws and covenants and Lee's Summit ordinances on trashcans.

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

Joseph presented the BTB Swim Club Statement of Revenue and Expenses for 2025 YTD and reviewed income and expenses. Expenses were up this year with the resurfacing of the pool contributing the largest part. The 2025 special assessment for the pool helped cover the costs.

Two pool heaters will need to be repaired or replaced next year, which will cost 7 to 8 thousand at a minimum and the building will need painting. Plans to add a water fountain and Wi-Fi are being investigated for 2026.

There were some issues with the new management company with some communication and transparency issues. The Pool Committee will be looking for a new management company for 2026.

Pool dues for 2026 are expected to increase by 20 dollars to \$200 per household.

Plans for a neighborhood pool workday will be sent out soon.

D. Improvements Committee - Presented by Julie Sellers.

Apart from the playground proposal already discussed there were no additional items for 2025. Improving access and usability of the BTB common ground trails for walking and connecting to the Rock Island Trail and a few other projects are still goals for the neighborhood.

E. Welcome Committee – Presented by Darlene Barnard

Darlene reported that reaching new homeowners has become increasingly challenging, as door-to-door visits and emails frequently go unanswered. In response, Ann Yonker and Darlene have prepared a "Welcome to Bent Tree Bluffs" letter, which is being distributed to new residents along with information about the neighborhood.

F. Pond Committee - Presented by Jerry McWilliams.
Covered in Old Business

G. Garage Sale Committee - not present.

H. Social Committee – Presented by Alyssa Reyland.

A survey is being prepared to be sent out looking for feedback on food trucks for next year. It was noted that some trucks require a minimum dollar amount, when the amount is not achieved, BTB must make up the difference. The committee is looking to contract with more trucks that don't have that policy. A suggestion was made to place signs at the entrances announcing Food Truck night to increase awareness and turnout.

Movie night was again a hit this year and consideration to organize a few more for next year as well as block party event.

I. Grounds Committee – Presented by Darlene Barnard

Darlene advised that other than the west entrance previously discussed there is no additional information to report.

8. Round Table Discussion

A. It was suggested that the board investigate selling the inaccessible land locked common ground that is behind Lee's Summit Baptist Temple to the church.

9. Motion to Adjourn

A motion was made and approved to adjourn the meeting at 8:59 pm.

Submitted
Fred Canning
Secretary, Bent Tree Bluffs HOA