

1. Call To Order

President Joseph O'Shea called the meeting to order at 7:04pm.

2. Approval of October 16, 2025 General Membership Meeting Minutes

The October 16, 2025 general membership meeting minutes submitted to the BTB website were reviewed and approved.

3. Approval of the Fall Meeting agenda

Presented by Joseph O'Shea 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 along with the proposed 2026 budget.

The majority of 2026 homeowner dues and trash service payments have been collected resulting in \$130,965.19 of income. The HOA changed banks this year which accounts for the \$193.68 in interest received YTD, this compares to \$100.00 being received for all last year from our old bank.

Year to date expense totals \$56,065.44, the majority of which is trash service and ground maintenance expense, it was noted we pay the mowing up front for the year to realize a discounted price. Angela reviewed budgeted expenses for 2026; most noteworthy are pond maintenance and repair and grounds maintenance to the west entrance caused by the Chipman Road project. Pond repair for the second spillway, budgeted for this year, may be pushed back to next year or the following as the repairs might not be needed immediately.

Projections through the end of the year, including the potential pond repair expense of \$16,500.00, point to a 2026 operating deficit of about (\$125.00). Current BTB checking and savings balances are \$167,144.75.

The 2026 budget was voted on and unanimously approved.

5. Old Business

A. HOA Pool Restriction Update.

This continues to be an ongoing project, but progress has been made. Only 5½ signatures are now needed to amend the existing pool restriction. (the ½ signature is because signatures from all owners of the lot are required and Linda is waiting to get the signature from a second owner) Linda advised she has commitments from 3 lots leaving 2½ left to complete the process. There are 23 homeowners that have been difficult to contact but efforts are ongoing.

6. New Business

A. Community Garden Project.

Joseph O'Shea reported the board has been discussing ways to access and use the inaccessible BTB common ground that is located behind Lee's Summit Baptist Temple. The board approached the church about buying the land, but the church was not interested. Using the ground as a neighborhood community garden has been discussed; accessibility is an issue. The board plans to approach the church with a proposal to share the garden with church members and allow BTB homeowners access to the garden through church property. Any suggestions or ideas are welcome and encouraged by BTB homeowners.

C. Vote on Special Assessment for BTB Playground.

Joseph O'Shea reviewed the process, options and how to fill out the ballots. A few homeowners wanted to revisit issues regarding location, safety, maintenance, insurance, vandalism and parking. Joseph reminded everyone that these concerns have previously been addressed, reviewed and discussed numerous times at meetings and special session events over the last two years and that we were here today solely to vote on the special assessment for a BTB playground. Members completed and turned in their ballots. The ballots were counted resulting in 46 yes votes and 86 no votes for a total of 132 homeowners present or present by proxy. According to BTB Bylaws Article XII, Section 6, a majority of all BTB homeowners must be present to constitute a quorum—this means over 161 homeowners. Since this requirement was not met, the vote on the special assessment was not valid

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. Trashcans being visible from the street on non-trash pickup days, which is a violation of Lee's Summit ordinances on trashcans, and overnight parking on neighborhood streets continue to be problems. A neighborhood trashcan survey was conducted in 2024 and notices were set out to 41 homeowners in violation resulting in pretty good compliance. However, it is becoming a noticeable issue again. It's likely that some new homeowners are simply unaware of the city code. A new survey will be conducted at the end of May or early June and notices sent out to homeowners that are in violation. Homeowners who are not in compliance within a reasonable time will be turned over to the city. Compliance notices will also be issued to homeowners continually parking overnight on BTB streets.

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

Joseph advised he is stepping down from the pool committee. Amy Goetz will be taking over; he noted the committee needs additional volunteers.

Joseph presented the BTB Swim Club statement of revenue and expenses for 2025 and 2026 YTD. Pool service and repair expenses were up significantly last year with the resurfacing of the pool contributing the largest part. The 2025 special assessment for the pool helped cover the costs.

Utility costs were significantly lower last year as the pool heaters were broken and not used. They will need to be repaired or replaced this year; replacements could cost 7 to 8 thousand at a minimum, however repairing them would be considerably less expensive, is preferred and is being investigated. The building needs some wood rot and lighting repair. It will need painting this year. Adding wi-fi and security cameras at the pool are planned for this year. Camera footage will be automatically deleted every 7 days and only two individuals will have access to the footage.

There were issues with last year's pool management company including some communication and transparency problems. The Pool Committee's search for a new management company for 2026 was unsuccessful; potential candidates were reduced by a company closure. Other candidates did not offer lifeguards, which the pool committee considers important. As a result, the pool will use the last years management company again for 2026. The management company required the 2026 contract to hold them less responsible for damage and broken equipment, likely because of last year's issues. However, the cost will be less, as last year required costly updates and renovations that will not be incurred this year. Lifeguard times and hours will be the same as last year.

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

D. Improvements Committee - Presented by Aaron Lockee.

Although a BTB playground remains a desirable improvement, considering the opposition to the proposal, the Improvements Committee does not plan to actively pursue it. There is \$2000 in the budget for 2026. The committee is looking for ideas and suggestions on how to use the funds. Aaron issued a call for more volunteers to work with the committee.

E. Welcome Committee – Not present.

It was noted on the meeting agenda that reaching new homeowners has become increasingly challenging, door-to-door visits and emails frequently go unanswered. A "Welcome to Bent Tree Bluffs" letter/email is sent to new residents along with information about the neighborhood.

F. Pond Committee - Presented by Patty Denny.

Ongoing treatment for algae and aquatic nuisance plant growth has started for the year. The ponds look better than they have in some time. Bids have been secured for the repair of the second spillway and will be submitted to the board however we may be able to postpone the expense for a year or two. Ways to address the erosion around the rocks along the perimeter of the ponds are still being evaluated.

G. Garage Sale Committee – Presented by Marilyn Campbell.

The Bent Tree Bluffs annual garage sale is scheduled for April 29th, 30th and May 1st. Signage at the entrances and announcements will be placed.

H. Social Committee – Presented by Alyssa Reyland.

Plans are in place to bring back food trucks with frequencies of every other week on different days. The committee recognizes not everyone is on the BTB Facebook group page and is planning to place signs at the entrances to the neighborhood two days before each event in the hopes of increasing turnout and awareness.

Other events for the neighborhood being considered include a “Summer Bash” at the pool and a Fall BTB Event. The committee is looking at additional gatherings, a potluck block party and seasonal holiday events.

I. Grounds Committee – Presented by Darlene Barnard.

Darlene advised that the committee’s focus is on remedying the city constructions impact to the west entrance. It is very much a work in progress. Some flowers have been planted and trees have been removed. Some rock that was broken by the city has been replaced. There is stone and brick mortar repair needed for the monument. Concrete repair and tuckpointing are scheduled to address that. Siberian spruce trees and some bushes have been picked out to replace the trees and bushes that were removed. Edging that was broken by the city needs replacing and more flowers need to be placed. The city did help with some of the expenses but exercised their right-of-way, placing remaining expenses on us. Some 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. Darlene advised it is a process and will take some time.

Grass on the east entry island is a bit of a problem as it is hard to grow with all the shade from the river birches.

Darlene noted that the neighborhood is 40 years old this year.

8. Round Table Discussion

- A. It was noted that the board did reach out to our city council representatives with the request that the city set up radar speed notification signs in the neighborhood for a couple of weeks. This was done this spring. Hopefully it helped remind people that the speed limit in the neighborhood is 25 MPH and reduce speeding on BTB streets.
- B. Homeowners expressed their appreciation for the BTB trash program noting the reduced cost of the service. Joseph O'Shea was acknowledged and thanked for his time and effort researching the program, implementing and managing the service.
- C. An announcement was made alerting homeowners to the next DEA National Prescription Drug Take Back Day. It is Saturday, April 25, 2026, from 10 a.m. to 2 p.m. This nationwide initiative provides a free, anonymous opportunity for the public to safely dispose of unused or expired medications, helping to prevent pill misuse and addiction. Tablets, capsules, patches, and other solid forms of prescription drugs, as well as pet medications are accepted. Liquids, syringes/sharps, and illicit drugs are not accepted. Collection sites are listed on the official DEA collection site at www.DEATakeBack.com and include Lee's Summit Police Department and John Knox Village next to Places Restaurant.
- E. A comment was made by Board Member Fred Canning regarding the significant turnout for today's Homeowners Meeting. He noted that it indicates that BTB homeowners do care about their neighborhood. He stated that the board wants and needs more homeowner opinions, comments, input, participation and ideas as part of the process and is hopeful that increased involvement with the HOA and attendance at the two meetings a year would continue.
- F. It was suggested that the board explore ways to expand homeowner participation by developing additional methods to attend and participate in meetings using technology and consider holding meetings on non-workdays when it would be easier for parents of young children to attend. The board advised they will investigate that.
- G. A final pitch for committee volunteers was made reminding homeowners of the committee sign-up sheets in the back.

9. Motion to Adjourn

A motion was made and approved to adjourn the meeting at 8:28 pm.

Submitted
Fred Canning
Secretary, Bent Tree Bluffs HOA