1. Call To Order

President Joseph O'Shea called the meeting to order at 7:02pm. The Secretary confirmed that a quorum was established, with 36 members present in person and no members represented by valid proxy, satisfying the 10% quorum requirement outlined in the association's governing documents.

2. Approval of the Fall Meeting agenda

A motion to approve the meeting agenda was made, seconded, and approved.

3. Approval of April 14, 2026 General Membership Meeting Minutes

The April 14, 2026 general membership meeting minutes submitted to the BTB website were reviewed and approved.

4. Treasurer's Report (2026 Year-to-Date)

Presented by Angela Johnson, Treasure.

Angela distributed copies of Bent Tree Bluffs Homeowners Association financial statements over the past 3 years. 2026 year-to-date income and expenses were reviewed.

Overall, the Association is tracking close to the 2026 budget.
Angela reviewed some of the income-related items. Homeowner dues collections for the year are nearly 100%. Trash fees collected from homeowners will be offset by trash service payments by year-end. Angela noted that more than 200 homes participate in the Association's trash contract. Pool reimbursement for insurance is consistent with prior years. The Association changed banks this year, securing a significantly higher interest rate on the income side of the ledger. Interest earned increased from $47 for all of 2025 to approximately $1,800 through September of 2026.

Reviewing expense-related items Angela noted grounds maintenance is tracking on budget. Irrigation is over budget due to multiple line repairs throughout the neighborhood, including lines damaged by suspected third-party vehicle traffic, tree root intrusion associated with the age of the system and city cleanup work at the west entry following the Chipman Road project. Trees were also over budget due to several removals and limb work. (Joseph O'Shea injected a request that homeowners who know any good tree service companies refer these companies to the Board so that the Association could obtain additional competitive bids.) Pond Maintenance is on budget. Pond Repairs of $16,500 were budgeted for 2026 but not spent. The planned spillway repair was deferred and these funds remain in reserve for future pond repairs. City water expense is expected to land near budget. Postage, office supplies and copy expenses are over budget due to delayed reimbursement of prior-year expenses and the cost of additional trash invoice mailings. Approximately three trash payments of slightly over $4,500 each remain for the year.

Year-to-date, the current operating surplus is $30,369.38. The 2026 budget had projected a loss of approximately $125 but because the $16,500 for pond repairs was deferred, the year-end operating surplus is expected to be approximately $16,500.

5. Committee Reports

A. Architectural Committee - Presented by Darlene Barnard.

Roof replacements must be submitted and approved before work begins and must comply with the roofing amendments to the Covenants, Conditions & Restrictions; certain colors are not permitted. Exterior paint changes, siding (including Hardie board), and other exterior changes must also be submitted for approval. Replacement driveways with the same footprint and window replacements do not require approval, although notification is requested. Forms are available on the BTB website and can be submitted to benttreebluffshoa@gmail.com. Questions and requests for clarification can be submitted to the BTB email address. The committee consists of three volunteer members and welcomes new volunteers.

A homeowner question regarding an approved exterior color change on High Point was addressed by the committee.

B. Compliance Committee - Presented by Lynn Canning.

A neighborhood survey was conducted and notices were issued to homeowners whose trash containers were visible from the street, which is prohibited by both the Association's covenants and city ordinance. Most homeowners complied; remaining violations may be reported to the city with a photograph and address. Lynn noted Trailers may not be stored in driveways; campers are permitted temporarily before and after trips. Courtesy compliance letters were sent regarding dead trees on some lots, and most recipients have responded well. Street parking has improved. The covenants restrict overnight street parking; however, because the streets are owned by the city, the Association has no practical means of enforcing or fining street parking violations. City ordinance requires a minimum of 10 feet of clearance, with 20 feet encouraged for emergency access. Sight-distance and narrow-passage concerns on Overbrook were noted, including an observed school bus passage. Residents are encouraged to be mindful of trash collection and emergency vehicle access. City parking ordinances (hydrant and driveway clearances) are enforced by the City. The committee chair indicated she is considering stepping down, and the committee needs a new volunteer.

C. Pool Committee - Presented by Amy and David Getz.

Amy provided a 2026 season recap. The most frequent resident concern was the prohibition on personal flotation devices, which was a requirement of the pool management company's insurance and Red Cross–certified lifeguard standards. Concerns regarding lifeguard conduct toward residents were raised with the management company, and improvement was observed. Positive feedback noted that the pool was cleaner and better maintained than in prior years, and that lifeguards effectively prevented non-resident entry. Two new pool heaters were installed this season.

The committee conducted a BTB resident email survey regarding lifeguard services for next year's pool season; of approximately 112 email responses, approximately 51% favored retaining lifeguards and approximately 30% did not with the remaining either being neutral or not responding. For 2027 the committee is evaluating all options, including alternative management companies and staffing with or without lifeguards. Bids are expected to be evaluated within approximately one week.
John Wheelock was recognized for extensive pool volunteer work this year, including hand-removing filter sand, concrete patching, rebuilding picnic table legs, installing smoke and carbon monoxide detectors, roof lights, replacing bathroom door handles, and repairing the baby pool cover.

Amy reviewed 2026 financials. The pool had 264 members. Income totaled $52,916, including dues, new member fees, pool pass sales, and $1,000 in rental revenue from an outside swim team. Expenses totaled $79,382, including $48,220 to the pool management company (maintenance, lifeguards, and chemicals) and approximately $7,700 in utilities, with equipment costs elevated by the heater replacement. After a beginning balance of approximately $400, the pool account is approximately $23,605 in deficit. The HOA loaned the pool funds for the heater replacement, to be repaid over two years.

2027 Pool Budget:
Pool dues will increase from $200 to $250 per lot, with a one-time $75 assessment to help cover the pool heater cost. Projected 2027 revenue is $86,425 and projected expenses are $77,764 (including an estimated 12% increase in management costs, a 10% increase in utilities, $7,500 for equipment such as baby pool cover and valve replacement, $500 for pool light repair, and a new recurring $510 annual Jackson County permit and heater inspection cost). Projected net income is $8,660, for an estimated ending balance of $11,558, of which approximately $10,000 will be repaid to the HOA. The pool budget is set by the pool committee and is not subject to a membership vote. The swim team operates on a separate budget.
Plans for a neighborhood pool workday will be sent out soon.

D. Improvements Committee - Presented by Aaron Lockee.

Of the $1,000 improvement 2026 budget, $27 was spent on tetherballs. Low-cost improvement ideas are requested from residents; suggestions received included soccer and volleyball nets. The committee is looking for ideas and suggestions from residents on how to use budgeted funds for next year. Some suggestions have been made for soccer and volleyball nets. 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 welcome emails are sent to new residents once identified by the Treasurer. New residents in attendance were introduced and welcomed. Suggestions for improving the welcome process are requested.

F. Pond Committee - Presented by Jerry McWilliams.

Ongoing treatment for algae and aquatic nuisance plant growth by Wildlife Damage Solutions has been effective. The committee is looking to retain Wildlife Damage Solutions and has received a bid of $12,780 for 2027 treatment and services which is the same as last year's bid. The bid is pending approval by the Board.

The ponds look good apart from the shoreline erosion and shifting rock around all three ponds which have been discussed at prior meetings and remain unresolved. Requests for bids to address the problem have been issued. One bid of approximately $4,500–$4,800 was received for a temporary repair (backfill, concrete, and seed) with no warranty. The Board regards this as a short-term measure likely to require repeat work within approximately two years.

Two contractors, including KC Landscape and the contractor that completed the spillway work, have offered to excavate test areas at no cost to determine subsurface conditions before providing reliable bids. Quotes are anticipated within approximately three to four weeks of inspection, with work potentially beginning in April or May 2027. Both contractors are willing to phase the work by doing one pond per year. Heavy equipment access to the ponds is limited. The access route from Overbrook to the upper pond has narrowed due to erosion and may need to be rebuilt.

A properly engineered repair is estimated to last approximately 20 years. The Board will authorize the contractors to conduct test excavations and provide formal bids. The Board will also ask contractors to evaluate alternatives to the existing rock, such as gentler slopes with reinforcement products, and noted these may carry higher upfront costs. The Board stated the repair will be costly and that the 2026 pond repair funds were intentionally not spent on short-term fixes.

The second pond spillway is a less critical repair and remains outstanding.

G. Garage Sale Committee - Not Present.

At least one Association-advertised garage sale will be held in 2027, typically in late April or early May.

H. Social Committee - Not Present.

Food truck events were held in 2026 with mixed results; a number were affected by weather. Food truck vendors require a minimum sales guarantee, which the Association must cover if not met; the program is being reassessed for 2027. A homeowner requested that food truck events be posted more frequently and communicated to residents who do not use Facebook in the hopes of increasing turnout and awareness and that posts note the HOA's minimum sales guarantee. The homeowner volunteered to assist the social committee.

I. Grounds Committee - Presented by Darlene Barnard and Patty Denny.

West Entry: The west entry, which has been impacted for approximately two and a half years due to the Chipman Road project, is being restored. Proposals include removing the remaining star magnolia and planting sweet bay magnolias in spring 2027, evaluating removal of the ornamental grasses, and maintaining the Serbian spruces behind the monument (to be lit for the holidays). Four dead river birches have been removed; the remaining birches show decline and may require removal in coming years. The first two pole lamps have been converted to LED lighting; the third requires a new power line, for which a bid has been received with work expected to begin within weeks. Volunteers are sought to paint the light poles.
Residents expressed differing views on adding trees versus native plantings or open lawn.

East Entry: The east entry was originally overplanted with river birches, which has impeded grass growth; dead or broken trees will be removed and will not be replaced. Volunteers, including high school students seeking A+ program service hours, are needed for digging, planting, and debris removal. Current volunteers remove limbs and debris from common areas weekly to biweekly.

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

6. New Business

A. Sinkholes and Storm Pipe Failure (Pond Common Area)
- Presented by Jerry McWilliams and Julie Sellers.

Two sinkholes, approximately 2.5 feet deep, have formed in the common area near the ponds above an aging corrugated metal storm pipe. A city citation was issued after a Lee's Summit Connect app reported the sinkhole and was routed to Neighborhood Services. The citation has been placed in abatement; no fine or compliance deadline is currently in effect and City Public Works is now engaged. The Board requests that homeowners contact the Board before filing Lee's Summit Connect reports regarding neighborhood issues.

The areas have been marked with caution tape. A city camera inspection found the bottom of the pipe rusted out from High Point Drive to the upper pond on both the City and Association portions, as well as on a connecting line near the High Point entry, with a visible separation between pipes at the sinkhole location.

The city has determined that the original developer installed these pipes without city approval. The city owns and maintains the pipe from the street to the lot line (approximately 150 feet); the Association owns the remaining pipe on common ground (approximately 400 feet). The city has acknowledged that its portion of the pipe is also deficient. The Board will not repair the Association's downstream portion until the city addresses its upstream portion and will seek to coordinate with the city's contractor to reduce costs. The city is expected to replace its portion with HDPE pipe. The HOA is not obliged to use the same method and may consider alternatives, including an open, rock-lined channel.

A preliminary estimate for replacing the Association's portion of pipe is approximately $75,000. Combined with pond shoreline repair, total costs could approach $200,000.

The city indicated it may assist where there is documented evidence of structural flooding caused by storm infrastructure. Homeowners experiencing related flooding should retain photographic evidence.

A homeowner reported a separate, ongoing collapsed storm pipe between two homes near High Point that causes overflow during heavy rain. The Board indicated the matter may be revisited with the city.

Safety Notice: At a homeowner's request, the minutes note that residents should make children aware of the sinkholes, which are marked with yellow caution tape, and should supervise children and pets in the pond common area.

B. 2027 Budget and Homeowner Dues - Presented by Angela Johnson, Treasure

Angela reviewed the proposed 2027 budget. Expenses look to be up significantly for next year with pond repairs leading the way: $80,000 has been budgeted for pond and storm pipe repairs, although formal bids are not yet available. The $16,500 held in reserve in 2026 is included in this amount. A portion of combined checking and savings reserves could be used to help fund repairs. Grassworks renewed its five-year mowing contract at the same price with no increase. Chemicals and irrigation repairs are billed separately. Prepaying the annual contract by March 1 provides a discount on additional services. Landscaping and trees expense are anticipated to increase to fund continued work at the west entry. Water expenses for 2027 are budgeted at $8,000. Insurance costs continue to rise; rebidding coverage may be considered. A new administrative processing fee of $5,000 allows the Association to absorb the approximately 3% bank processing fee for electronic payments, assuming 60% participation. The fee covers the entire bill, including pool and trash charges. The bank’s new system automates billing, reminders, and interest calculations. Homeowners are encouraged to sign up for electronic billing and payments.

Total 2027 budgeted expenses are $232,580. A break-even budget would require dues of $527 per home. The Board recommended increasing annual dues from $300 to $450. At the recommended rate, combined checking and savings after a drawdown to cover the gap are projected to be $36,948 at the end of 2027; the lowest level in the Treasurer's five-year tenure.

The following membership discussions took place:
It was noted Pond and storm pipe repairs of approximately $100,000 equate to roughly $300 per home across 325 homeowners.

Homeowners expressed concern about the low projected reserve balance and the risk of special assessments (such as following a major ice storm), and suggested deferring pond work to build reserves. Others noted the urgency of the sinkhole.

A homeowner asked whether dues would increase again in 2028; the Treasurer indicated dues would likely not be reduced until reserves are rebuilt.

A homeowner requested a monthly payment option for residents on fixed incomes. The Board noted that the Treasurer is a sole volunteer, that monthly billing would add fees and administrative work and that homeowners may contact the Treasurer, whose email appears on invoices, to request a payment plan.

A homeowner questioned the $5,000 processing fee; the Treasurer clarified it applies to the total of HOA, pool, and trash electronic charges.

Pool dues are set separately by the pool committee and are in addition to HOA dues and optional trash fees.

Possible minor savings in the social ($2,000) and improvements ($1,000) budgets were noted but would not materially change the outcome.

The membership voted unanimously to approve the 2027 budget and dues of $450.

8. Round Table Discussion

A. Pool Flotation Devices

Several homeowners expressed frustration with the flotation device prohibition and the short notice provided before the 2026 season. The pool committee explained that Red Cross–certified lifeguard standards and insurance prohibit non–Coast Guard-approved devices, consistent with City of Lee's Summit pools. Suggestions included allowing floats during adult swim, designated float nights, and extended unguarded hours. The committee stated it is evaluating all options and must weigh costs and liability when selecting a management company.

B. Pool Diving

In response to online comments, the committee stated that pool management companies consulted will not permit diving because the pool's 6-foot depth is insufficient; diving is posted as prohibited.

C. Swim Team

A homeowner asked whether the swim team pays for pool use; it was clarified that the swim team operates on a separate budget and does not rent the pool.

E. Entrance Flowers

A homeowner expressed concern that plantings at the east entry appear sparse. The committee noted plantings are volunteer maintained, within budget, and affected by heat, deer, water supply, and visibility of the monument. The homeowner volunteered to assist with entryway design.

F. City Trash Proposal

In response to a question about a proposed city trash program, it was stated that HOAs would be exempt and that the Association would retain its current contract unless a more favorable rate became available.

G. Volunteer Sign-Up

Sign-up sheets for committees were made available at the meeting.

H. Community Announcements on behalf of Kent Barber by Patty Denny

The Heartland Honor Flight program is available for veterans; interested veterans or their families may contact Kent Barber.
Mr. Barber is also recruiting high school junior participants for Boys State and Girls State, which is cost-free and fully funded.
Another program, the Missouri State Highway Patrol Youth Academy, a fully funded one-week program in June for youth ages 16–18, is also accepting applicants.

Contact information will be available from the HOA Secretary; information and links for the programs will be posted to the BTB web site on the BTB Community Links page.

9. Motion to Adjourn

A motion was made and approved to adjourn the meeting at 9:15 pm.

Submitted
Fred Canning
Secretary, Bent Tree Bluffs HOA