

Bent Tree Bluffs Association
Membership Meeting 04/04/2019
Meeting Minutes

Bruce Trammell presided. At least 62 members present.

Secretary's Report (Jennifer Campbell): The minutes from the October 4, 2018 Membership Meeting were presented and approved.

Treasurer's Report (Patty Denny): In 2018 we had a total revenue of \$56,004.22 and total expenses of \$49,719.60 leaving an operating surplus of \$6,284.62. Due to the dry weather conditions, mowing expenses were less than expected for 2018, however some of that was offset by the water bill being higher than anticipated. Due to the merger associated with our electric company, we received a credit which is reflected through lower than expected electric costs last year. As of the date of the meeting, 14 lots had not paid their dues. We had one home that was foreclosed, and we did not place a lien on that home, due to the homeowner being deceased. At the end of 2018, we moved money from checking to a money market savings account. It was also noted that the current interest rate on our CD is 1.67%, and was renewed in September of 2018. When the CD comes due next, we will be evaluating to see about the option of a money market account. It was also noted that even though we are a not-for-profit HOA, 30% of interest earned goes to the federal government.

Old Business:

- **Speeding on High Point Drive (Bruce Trammell):** In late October 2018, the Lee's Summit Police Department conducted a computerized speed check on High Point Drive. Speed limit for this zone is 25 MPH. Data collected was summarized as follows:
 - 85% of vehicles checked averaged a speed of 19 MPH.
 - The maximum speed clocked was at 32 MPH.
 - The typical speeds, once vehicles had passed the check, were clocked between 14 and 24 MPH.
 - The average number of vehicles passing speed check per day was 277.1
 - Total number of vehicles checked over the approximate 7-day period was 1,940.

***Reminder* Be Careful and Control your need for speed when driving through the neighborhood. We have had a lot of new kids move into Bent Tree Bluffs.**

New Business:

- **Streets of Pryor West (Darlene Barnard):** This is a 40-acre development that will include a water feature at the entrance, a McKeever grocery store, 2 restaurants, retail stores, and about 400 apartments in 4-story buildings. They are also planning senior living housing across from Summerfield, however that phase of the project is on hold for at least 5 years. They will alter the walking path at the corner of Chipman and Pryor Road in Lowenstein Park for the water feature (pond). They do plan to add parking to the park in between the existing parking lots, new bathrooms and \$800,000 of improvements to the park. The developer is making a concerted effort to work with the city and surrounding residents.

There is a ground breaking date for late April 2019. KCP&L will need to move power lines before construction can take place fully. They have also been staking the ground at Lowenstein Park recently.

- **2019 BTB Directories (Darlene Barnard):** Directories will be delivered the weekend of April 5th.

- **Neighborhood Enhancements (Sam Mahlstadt):** Sam is forming a committee to plan and propose neighborhood enhancements. Some enhancements discussed were:
 - Bench by the pond (\$500.00)
 - Picnic Table (\$1,000)
 - Playground (\$5,000-\$40,000)
 - Walking trails for the common area or around the ponds. Gravel or Asphalt?

Sam has promised that there will be no increase to homeowners', dues for enhancements. There will be no increase in liability insurance for a playground, basketball court, or walking trails. There will be a slight increase for property insurance. Some homeowners' questions were:

- Will there be better access to the common area? Yes this was voted on at the October 2018 homeowners meeting and approved to installing a sidewalk on the easement on High Point Drive. This was actually already in the plans when the neighborhood was built but not completed.
- Could we have a clubhouse to have parties? This is an idea to keep in mind.
- How big of a playground? Sam has revisited the previous bid from 2017 which included a large piece of equipment, ground cover and a bike rack.

Everything is on the table right now. The goal would be to have a small playground where neighbors could meet.

- How do we keep nonresidents from playing on the playground and potentially getting hurt? There will be signs posted that this playground is meant for BTB Families only.

Bruce Trammell did state that it is important for the Board to get input from the homeowners on how much they would like us to enhance. Bryan Rahn and 3 others have volunteered for this committee. If you would like to be on this committee please contact Sam Mahlstadt at smahlstadt@gmail.com.

- **Treasurer Position (Bruce Trammell):** Thank you Patty for serving as Treasurer for the past 5 years. Thank you for all that you do for treasury and above and beyond for Bent Tree Bluffs Neighborhood. Jennifer Campbell will be taking on the position of Treasurer.
- **Secretary Position (Bruce Trammell):** Jennifer Campbell nominated Bryan Rahn for the open Secretary position. Sam Mahlstadt seconded the nomination. It was voted on and approved. Welcome Bryan Rahn.

Committee Reports:

- **Architectural Committee (Darlene Barnard):** As we come into the season of outside improvements please make sure you are submitting repairs/replacements. This includes but not limited to paint and roofing. There are covenant specific standards on the roofs we are to install in BTB. Composition shingle industry standards have changed in the last few years.
- **Compliance Committee (Kim Naylor):** There has been a few complaints this year. Everyone that the committee has contacted this year has complied with the Committee's requests.
- **Pool Committee (Larry Reed):** Angie Leonard reported the financials. The BTB pool current balance is \$86,526.27, and this consists of \$40,000 of first installment of dues and redeposit of CD1 \$12,995.55. The HOA will transfer the remaining dues to the pool when the remaining outstanding dues are collected from homeowners. There is an \$8,300.00 operating surplus. The second CD of \$13,000.00 will be maturing in May 2019. This is the last year of the additional \$50.00 fee for pool members for the long term repair fund.
 - Repairs Needed:
 - Skimmers
 - Pool painted (within 1 to 2 years)

- Fence- repair the gap from the ground shifting

There has not been any new pool members this year. Residents who are not pool members are allowed to buy in to the pool membership at any time at a cost of \$1,000.00 plus current year dues. There are 260 homes out of 321 that have pool memberships. We have a new pool management company- Aquaticare. Last year the pool was not as clean as it could be. Aquaticare will be here to clean the pool daily.

The pool committee going forward is contemplating if BTB pool will continue to be a swim team pool or a recreational pool. There is a concern as to having enough swimmers from BTB. Last year we had 40 BTB swimmers and 20 were from outside BTB to make a full team. The swim team uses the pool Monday-Friday 8:30am-11am for swim practice, leaving the pool open time for residents at noon. They have 3 Wednesday night meets at BTB pool throughout their season from 6:00pm-9:00pm. The pool committee is looking to open the pool earlier on the weekend without life guards. A waiver will need to be signed. They are evaluating getting key cards or fobs this year. The pool will also be getting fans installed in the covered area to help keep residents cool. There has also been expressed interest in

- A splash pad
- A zero entry
- A slide (liability)
- Ladders (stairs were updated already) benttreebluffspool@gmail.com

These have been tabled for another time. Bruce thanked Larry and the pool committee for all their hard work.

Any concerns regarding the pool, including the hours, please e-mail the pool committee at benttreebluffspool@gmail.com.

- **Welcome Committee (Gina Seibel):** Bruce stated we would like to thank Susan Robinson for everything she did with the welcome committee and welcome Gina to the welcome committee. Patty included we welcomed 15 residents to Bent Tree Bluffs in 2018 and 4 residents this year. There are 3 houses in Bent Tree Bluffs on the market with a contract on 1. Gina will be including in the welcome packages the Chamber of Commerce community events. She will also inform new residents of the Bent Tree Bluffs Facebook page and link to the Bent Tree Bluffs pool page. We have 219 residents on the Bent Tree Bluffs Facebook page.
- **Pond Committee (Gary Denny & Randy Naylor):** The spillways are over 30 years old and are having erosion issues and are needing to be fixed. The water is going under the

spillways instead on top of the rocks as it is supposed to. The concrete sidewalls are cracked and in bad shape. Gary Denny has met with 3 companies to get bids. One company suggested to fix it by doing all concrete spillways. The second company suggested to taking the rocks out and fill with soil and put rocks back in. The third company suggested to fix with rip rap. One of the companies had gotten back with their bid-\$55,000. A homeowner suggested that we fix with metal culverts. Another homeowner suggested that we fix a little at a time. The board will meet within the month to discuss how to fix.

Randy Naylor reported that they have started early this year with treating the ponds. The grass carp did not really help last year nor did the high temperatures, lack of rainfall and fertilizer runoff from nearby residents' yards. We are hoping for cooler weather this year. The hotter the weather the more algae grows. There will be clean up of the cattails around the middle pond. Residents are allowed to catch and keep fish in the upper 2 ponds this year. There is an abundance of crappie, bass and blue gill.

- **Garage Sale Committee (Patty Denny for Marilyn Campbell):** There will be one Bent Tree Bluffs sponsored Garage Sale this year on May 2nd -4th. Homeowners are welcome to have other garage sales on their own.
- **Social Committee (Patty Denny for Krista Grubb):** Easter Egg Hunt at the pool area on April 20th at 11:00am for all Bent Tree Bluffs kids. Bring your cameras, there will be a photo booth and the Easter Bunny will be there! We are needing prefilled Easter eggs. Please contact Krista Grubb (number in the new directory) to drop off eggs or with any questions.

Round Table:

- There was a letter and email that was sent to all homeowners from Nextdoor that made it look like it was from someone in the neighborhood. We want to make you aware that we will only communicate with the neighborhood via the Bent Tree Bluffs website, Bent Tree Bluffs Facebook page or email from benttreebluffshoa@gmail.com
- Kim Fritchie noted some upcoming events in Lee's Summit on April 27th
 - 1) Lee's Summit Beautification and Lee's Summit Parks and Recreation is hosting a Sweep the Summit Citywide Event – All Citizens Welcome! Volunteers should wear sturdy shoes & bring work gloves. Trash bags will be provided. **Come at 9:30am to any of the following parks**
 - **Legacy Park-** 1201-1501 NE Legacy Park Drive
 - **Lowenstein Park-** 1901 NW Lowenstein Drive
 - **Charles David Hartman Memorial Park-** 700 SW Pryor Road

In addition to the Parks citizens are encouraged to clean up their own neighborhoods.

- 2) National Drug Take Back Day- In conjunction with National Drug Take-Back Day, Lee's Summit CARES and the Lee's Summit Police Department have partnered to provide a safe, convenient, and responsible means to dispose of unused prescription and over-the-counter medications. Persons can turn in unwanted and expired medications at one of the several drop off locations throughout Lee's Summit. Medications can be accepted in the original bottles, no need to remove labels. Needles and inhalers are NOT accepted. **Collection Sites are open April 27th from 10:00am-2:00pm**
- ***John Knox Village*** (Places Restaurant) -1001 NW Chipman Road
 - ***Jackson County Sheriff's Department*** -4001 NE Lakewood Court
 - ***Lee's Summit Police Department*** -10 NE Tudor Road
 - ***Lee's Summit Medical Center*** (Emergency Room Entrance) Drive Thru available -2100 SE Blue Parkway

Bruce Trammell closed out the meeting by stating that the Board of Directors will meet within a month. Thank you committees for all that you do.