

**1. Call to order**

President Linda Marshall called the meeting to order at 4:11 in the Bent Tree Bluffs Pool parking lot. There were 74 families, and 13 proxy votes present for a total of 87 voting units.

**2. Approval of Oct 2019 meeting minutes**

Submitted and approved

**3. Approval of agenda**

Presented by Patty Denny and approved

**4. Election and approval of Board Members**

Homeowners were reminded that there was only one vote per household.

Toni Parker and Linda Marshall were both nominated for President. Each gave a short talk about what they would bring to the job. Voting was held by a show of hands with Linda Marshall the winner. No other positions had more than one person presented. These were approved without contest. The new members of the Board are:

Linda Marshall, President  
Lynn Canning, Secretary  
Angela Johnson Treasurer  
Bryan Rahn, Director  
Joel Grubb, Director

**4. Presentation of Reports**

**A. Treasurer's Report - Presented by Patty Denny**

The CD was liquidated and moved into the existing money market account since the interest earned was the same and access if needed was better.

Most expenses projected for the year remained the same with two exceptions.

1. Ponds-lower because the repair work was not done on the two upper spillways-it was felt at the time that the tax bill issue took precedence.
2. Tree expenses were up due to the need to treat a significant number of trees and to remove a total of almost 20 trees. Replacement trees have been purchased to be planted in the fall

**B. Architectural Committee - Presented by Darlene Barnard**

Homeowners were reminded to submit paint choices for approval even if not changing color or style. Forms are available on the BTB website and can be submitted and handled through the HOA Gmail.

**C. Compliance Committee - No issues currently**

**D. Pool Committee - Presented by Angie Leonard and Larry Reed**

Angie and Larry thanked this year's volunteers who helped with the new gate and key fob system and those that helped with recovering the chairs. Angie and Larry summarized the pool improvements that have been completed and plans for next season.

Last year - skimmers replaced and edging repair done

This year - installed new chair covers and fob entry system

Next year - the pool surface is deteriorating and needs to be dealt with.

Options are:

1. Paint - only lasts a few years
2. Acid wash - eats into surface - eventually impacts pool - limited applications
3. Resurface - most expensive-best option - lasts the longest

Currently there are plans to paint the kiddie pool, but the main pool surface repair is on hold for now pending further discussion and funding.

**E. Welcome Committee - Presented by Tamara Bishop and Gina Seibel**

Since January 8 new families have been welcomed to the neighborhood.

**F. Pond Committee - Presented by Randy Naylor**

The pond was treated 11 times this past year. There is now a good system for which chemicals and amounts to use for different weed problems. The fish kill a couple of years ago resulted in almost no fish remaining in the upper pond. It was decided to restock the ponds with most of the fish going into the upper pond. Minnows, bass and crappies will be added this fall. There was \$1,000 budgeted for this project in the current budget. The total number of fish will vary depending on the final size of the fish and price.

**G. Garage Sale Committee - Presented by Marilyn Campbell**

This year's spring neighborhood garage sales had to be cancelled due to CCOVID restrictions in the spring.

**H. Social Committee - Presented by Krista Grubb**

Almost all events were canceled this year excepting the Easter event due to COVID concerns. The majority of this year's budget remains.

**I. Improvements Committee - Presented by Bryan Rahn**

Pre-COVID, the committee had recommended benches, a playground and walking trails for the neighborhood. These plans were derailed by the unexpected tax bill presented to the HOA, which has been resolved. Pond spillways condition and needed repairs postponed these plans further. Post-COVID, it was decided to do a few small projects in the neighborhood to give homeowners and their children something outside to do; the basketball net at the pool, a tether ball and soccer goals were installed at a minimal expenditure.

Looking further down the road, since the Rock Island Spur of Katy Trail has been opened there is increased interest in having better access to the neighborhood common ground and trails and potentially connecting the BTB trails to the Rock Island Trail.

There are several access points to our common grounds.

1. High Point loop- has 2 sidewalk access points and a third that can be paved. It has been proposed to put a circular walking path around the common ground, a small playground, kickball bases to complement the current soccer goals.

2. Overbrook Drive- There is easy access to the common ground around the three ponds off Overbrook. Some consideration has been given to improving access on the other side of Overbrook along the northwestern side by the creek and creating a more defined trail to meet up with the RI trail. Currently areas of this are swampy and would require extensive improvement/stabilization to hold up. It is possible that we could have a few designated parking spots off Overbrook and possibly a small playground in the common ground on the northwestern side of Overbrook away from the ponds.
3. On the pond side, it would be possible to create and better define a walking path around each of the ponds with a few areas of seating, benches, big rocks and split tree trunks. The ground in this area is sloped and would require some grading work to make a walkable track.
4. From Bent Tree Drive there is a 15-foot-wide track of common ground access from the street that fans out to 42 feet at the bottom of the hill that provides access to BTB common ground. There is no separation from neighboring homeowner yards, it is a moderately steep downhill walk which may require steps or paving

Currently there is no money budgeted for any of these improvements.

These neighborhood improvement ideas were opened for discussion:  
A spirited discussion ensued over the following items.

Potentially paving a sidewalk off the the Bent Tree Drive access point to provide better defined and easier access to the common ground and woods with costs estimated at around \$2,000. If steps were needed the estimate could increase to \$4,000 to \$5,000. Additional funds for a mulched or gravel trail through the woods that could potentially connect to the RI trailhead. Distance to the RI trail is about 500 feet from the Bent Tree Drive access point and ½ mile from the over Overbrook Drive access point. Ongoing maintenance and expenses would also need to be evaluated.

A few homeowners expressed concern over the following issues that could impact Bent Tree Drive: street parking, strangers, trespassing, people cutting through back yards...

Discussion of the pros and cons was vigorous. A number of homeowners expressed a desire to be involved in the decision-making process and it was suggested that costs needed to be better defined and possible ways to give more privacy to the homes along the existing access points should be explored. A motion was made and approved tabling a vote to proceed with further planning pending more research. Several volunteers signed up to be involved with helping the neighborhood pursue additional options and ideas. An update will be presented at the next HOA meeting

## **5. New Business**

- A. Review and approval next year's budget.

The board voted to keep dues unchanged for the coming year due to the unpredictable affect COVID could have on homeowner's income. Next year's budget as presented covers basic expenses with no new projects and has a projected shortfall of \$3,180.00. This can be covered by BTB HOA money set aside for emergencies but will have to be delt with down the road. Next year's budget was approved.

- B. Update on The Streets of West Pryor Project - Presented by Linda Marshall and Patty Denny  
The developer is not happy with the current look of the pond at the corner of Pryor and Chipman. The pond is intended to be a prominent feature and focal point for the project and will be improved with the addition of a waterfall and additional aesthetics. A concept drawing was presented for review.

C. The Rock Island Spur of Katy Trail Chipman Road Tunnel and Expansion

- Presented by Gary Denny

Chipman Road Expansion - History of project review

- 30 years planning by the city
- 2007 engineering plans done
- 2018 County acquired trail and bridge
- 2020-plan to start-on schedule per city
- A main Spire gas line must be relocated

Chipman Road will be closed during parts of the project.

It is to be improved and widened.

Access to the trail is planned however there will be no parking available.

It will be a switchback sidewalk up to the trail.

There is a right of way issue.

Dena Mezger, Retired Director of Lee's Summit Public Works, provided some additional information:

Union Pacific RR would not release the trail until they were paid millions which was paid by Jackson County. A pedestrian and bike bridge with a switchback concrete trail are planned on each side of the road. Railroad right-of-way is 100 feet, right-of-way negotiations are ongoing. This is a normal part of a plan like this. A main gas main into Lee's Summit also will need to be relocated, Spire can only move their gas line in warm weather. It will likely be spring before that is done. The tunnel over Chipman will probably come down during first half of project.

**6. The meeting was adjourned**

Submitted,

Lynn Canning  
Secretary, Bent Tree Bluffs HOA