

**1. Call to order**

President Linda Marshall called the meeting to order at 7:08pm. There were 20 households and 14 proxy votes present for a total of 34 voting units establishing a quorum.

**2. Linda introduced special guest speaker, Phyllis Edson, District 3 City Council Member**

Councilwoman Edson advised the city redefined the city council districts last fall, a process that occurs every ten years as required by the city's charter, placing Bent Tree Bluffs in District 3. The Lee's Summit City Council typically meets the first three Tuesdays of the month, but the city has been very busy and the Council has been meeting every Tuesday lately. These meetings are open to the public. Phyllis delivered an update on several construction projects and developments. She shared that there are 4000 acres, mostly in south Lee's Summit that are slated for development over the next few years in addition to 1200 acres around Lee's Summit Airport.

The floor was opened to questions which covered a variety of topics.

Phyllis advised that she did not have an update on the widening of Chipman road and the removal and replacement of the one lane bridge and that the US 50 bridge replacement over Chipman should be finished late summer.

She shared that the work east and north of NW Blue Pkwy and NW Ward (south of 470 east) is just a clearing permit and that no development is currently proposed by the owner. The clearing of land along Tudor Road by the Police station will be an apartment building development.

Phyllis advised the passing of the sales tax increase was sorely needed and will be very helpful to the city, especially with regard to hiring additional personnel and improving Lee's Summit Fire and Police facilities. The new Fire station #3 construction is complete and plans are in process for a new Fire station #4. Plans for repurposing the old facilities have not been finalized but turning them into Police sub-stations has been discussed.

New projects include public improvements for cultural arts, including improvements to the Legacy Park Amphitheater and the creation of a year-round farmers market, downtown performance and festival space.

Stormwater, flooding and sewer issues have been a concern and the city continues to look at and implement improvements to that infrastructure.

Phyllis acknowledged that blasting by Star Excavation continues to be a concern for the residents of Bent Tree Bluffs. The blasting permit is valid thru August of 2023, it was noted the blasting has moved some to the north. She concurred that the excavation debris pile north of 470 is an eyesore and promised to look into what could be done about it.

Councilwoman Edson thanked the group for the opportunity to speak at our meeting and reiterated that her door is always open and she would be happy to discuss any concerns or answer any questions. She provided the following contact information.

City Hall phone number is 816-969-1010

Councilwoman Edson's mobile number 816-305-5828

Councilwoman Edson's email [Phyllis.edson@cityofls.net](mailto:Phyllis.edson@cityofls.net)

**3. Approval of October 2021 general membership meeting minutes**

Read, submitted and approved.

**4. Approval of agenda**

Presented by Linda Marshall and approved.

**5. Treasurer's Report**

Presented by Angela Johnson

Angela advised 2021 finances came in under budget. The under and over items were discussed and the year ended with an operating surplus of \$5869.53. The 2022 budget was presented. Differences from the prior year's budget were discussed and reviewed. Income from BTB Homeowners dues will come in under budget due to the reduction in dues increase that was approved at last fall's meeting. It was noted that some 2022 HOA dues are still outstanding, but most have been collected. Expenses remained comparable to prior years. Notable changes were a savings in landscaping and mowing expense by paying for the service for the full year up front. Additional savings were realized by BTB achieving an insurance cost reduction for the subdivision. Angela and Linda shared that BTB's insurance details are numerous and a bit complicated offering to provide additional details and breakdown upon request. Consideration was given to publish insurance details on the BTB website. The proposed 2022 budget was voted on and approved.

**6. New Business**

A. Proposed amendment to the Bent Tree Bluffs Declaration of Covenants, Conditions and Restrictions.

Linda Marshall presented the new proposed restriction regarding imposing BTB Swim Club (pool) membership on all new residents who purchase a home (lot) from an owner (lot) that is currently not a member of the BTB Swim Club (pool). There are 60 lots that are not members of the BTB Swim Club (pool). This would apply when homes (lots) are sold to a new owner. Ultimately, this will reduce dues overall for the neighborhood and reduce the need for a BTB Swim Club (pool) treasurer. The BTB Swim Club (pool) operates with a separate budget and treasurer currently.

Handouts of the proposed Second Supplemental Declaration of Covenants, Conditions and Restrictions Regarding Bent Tree Bluffs Swim Club were available for all homeowners present. Linda reviewed the document explaining the benefits and how it would work. Discussions and comments regarding the wording of some parts of the document followed. Changing the number of lots currently not members that become enrolled in the pool membership from 90% with an unspecified timeline to 50% or 5 years whichever comes first was discussed and approved. A suggestion to reference the original \$1000 membership fee required to become a pool member and reiterate that a current non-member homeowner would not have remit the fee as it would be paid by the new owner at closing was discussed and approved.

A motion was made to approve the new proposed restriction language, was voted on and passed. The proposed restriction will require approval by 75% of all Lots before being filed with the County and implemented.

Details and explanations regarding the new restriction will be distributed in the BTB newsletter and add to the BTB website.

A proposal to provide some monetary compensation for the work done by the BTB Treasurer once the process was complete was made but it was pointed out the BTB bylaws prohibit monetary compensation for board members.

**B. 2022 BTB Directory progress - Presented by Darlene Barnard**

The directory is still a work in progress and expected to be completed at some point in the future. Volunteers are needed to help with updating the directory for 2022.

**7. Presentation of Reports**

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

Homeowners were reminded there is no need to submit approval forms for improvements such as window replacements, concrete work or driveways that are the same footprint and appearance. Forms should be submitted for items such as larger playsets, fencing, new patios and decks, retaining walls, landscaping and exterior painting along with paint choices and color samples for approval, even if not changing color or style. Separate approval forms are required for roofing. These forms are available on the BTB website and can be submitted to benttreebluffshoa@gmail.com. Questions and requests for any clarification can also be submitted to the BTB email address.

**B. Compliance Committee - Presented by Lynn Canning**

The reporting and notification process for compliance issues has been redefined. The notification now takes place in a two-part process with an initial polite notification of the violation delivered with a 30-day window for resolution. If the violation remains after 30 days, a second formal notification of the violation is delivered with another 30-day window for compliance prior to legal action being taken. An enforcement flow chart has been developed which will be added to the BTB web site. Reminders that trailers, motor homes, boats can not remain on a homeowner's lot for an extended time and clarifications about parking on the street were made. It was noted that although trash cans are not specifically addressed in the BTB Bylaws, it is a Lee's Summit City Ordinance that trash containers should not be visible from the street.

**D. Pool Committee - Presented by Larry Reed**

Larry reviewed the improvements that have been made to the pool over the past few years. The fence section that blew down has now been repaired. A gate hinge was recently replaced and a new pool cover has been installed. Larry stated that overall, the pool is in good shape. Upcoming projects include repainting the parking lot gate, procuring a few more umbrellas to provide more shade and a few of the parking lot wheel stops are broken and need to be replaced. Joseph O'Shea is the new Treasurer for the pool and Amy & Dave Goetz have recently joined the pool committee as volunteers. The pool newsletter and financial report will be forthcoming in the next few weeks. Swim team activity begins the Tuesday after Memorial Day and runs through mid-July. There are three swim team meets occurring on Wednesday evenings currently on the schedule. The pool closes at 4:00pm on the days of a swim meet. As always, Larry advised more volunteers are needed and appreciated.

E. Improvements Committee - Presented by Bryan Rahn

The improvement committee and trail committee were reorganized this winter. The basketball goal at the pool has been secured to add increased stability and the tether ball is back up on Overbrook. The soccer goals are back up and nets should be installed in the next week or so. A three-hole disc golf course will be coming in the commons off Overbrook and should be completed in the next few weeks. A new bike rack in Overbrook commons off Overbrook and moving one of the picnic tables to make it more accessible or the possibility of adding another is being considered. Plans to better mark the access points to the BTB common ground areas are in progress. A BTB walking trail in the common ground continues to be evaluated along with exploring improving access to the Rock Island Trail. The County is encouraging adjoining neighborhoods to connect to the Rock Island Trail and there may be the possibility of an available grant. All suggestions are welcome and volunteers are always appreciated.

F. Welcome Committee - not present

G. Pond Committee - Presented by Darlene Barnard as Brian Hubert was not present

The pond has been treated already this year with a new sprayer that makes the process much easier. The moss is a bit on the increase now with the increase in heat. Treatments will be ongoing as needed. Some of the limestone around the ponds is falling in. Suggesting BTB rent a small backhoe, lift the pond facing portion of the stone and put an actual bag of Quickrete under the ones that are really bad. This will eventually harden (in the bag) and raise the sinking limestone up. Signage needs to be updated to eliminate the catch and release statement. Fish population is up. They are starting to stunt due to overpopulation. We need to encourage people to keep the fish to eat or put in a garden or we will see another pond turnover and potential fish kill.

H. Garage Sale Committee - not present

I. Social Committee – Presented by Alyssa Reyland as

Erin Christensen & Maggie Reyland were not present

There are several activities and plans in place for 2022. Food trucks are currently scheduled to visit the neighborhood June 30<sup>th</sup>, July 28<sup>th</sup> and August 4<sup>th</sup>. They will set up on Overbrook. Additional details will be posted to the BTB Facebook page. There could be more food truck days depending on turnout. A Summer Slam Block Party is planned for June 25<sup>th</sup>. The tentative location for the event is the BTB pool parking lot. Food, ice cream, activities, including kid's activities and lawn games are being developed. Plans for a Fall Fest are also underway. A call for additional volunteers was made

**8. Round table discussions**

A. Some concern was expressed regarding pool access fobs sometimes disappearing when homes are sold in the neighborhood with the previous owners forgetting to leave the fob with the new owner or simply losing the fobs leaving the new owners forced to pay for a replacement fob. Angela advised that when she is made aware of this occurrence, she actually contacts the previous owner requesting return of the fobs or payment for a replacement when this occurs. Angie had been doing this before she resigned.

B. It was noted that there has been a significant increase in crime and break-ins which appear to be organized and are occurring in all the Winterset neighborhoods in the past three to four weeks. Homeowners were reminded to be vigilant and aware. A suggestion was made to include this in the upcoming newsletter.

C. The work by Evergy improving the electric infrastructure in the neighborhood is nearly complete. It was noted that this has been an irritatingly slow process and, in some instances, has been a problem.

D. A suggestion to include an alcoholic drink truck at some of the upcoming social events planned for the neighborhood was made. It was noted that would be an insurance liability issue for Bent Tree Bluffs.

**9. Motion to adjourn**

A motion was made and approved to adjourn the meeting at 9:05 pm.

Submitted,  
Fred Canning  
Secretary, Bent Tree Bluffs HOA