

1. Call to order

President Linda Marshall called the meeting to order at 7:10pm. There were 28 households and 5 proxy votes present for a total of 33 voting units establishing a quorum.

2. Approval of May 2021 meeting minutes

Read, submitted and approved.

3. Approval of agenda

Presented by Linda Marshall and approved with minor corrections to the years in the dates.

4. Election and approval of Board Members

Notification was made of the resignation of Lynn Canning from the Boards Secretary position. Fred Canning was nominated for the position and approved without contest. Lynn Canning will be joining the Compliance Committee.

5. Update on Chipman Road improvements

Presented by Linda Marshall.

Construction is expected to start in March of 2022. The most significant impact will be to the Bent Tree Drive entrance to the subdivision with road widening, storm sewer work and access to adjacent properties. Damage to BTB irrigation and electrical lines are expected and partial compensation from the city has been provided and is recorded as miscellaneous income for 2021. Additional monies may be available as compensation in 2022 pending the impact of the work to BTB property. Exact dates and duration of the project have not been confirmed and as more detailed information is available it will be disseminated via email to BTB homeowners.

6. Blasting and Streets of West Pryor update

Presented by Linda Marshall.

Underground mine remediation is underway and will continue with the filling in of the underground mines. This will improve ground stability and may help reduce the impact of any future underground blasting. Blasting sites have been moving away from the neighborhood further decreasing the impact to BTB homes. Reports of noticeable shaking and shocks from blasting have become fewer and the impacts have been less noticeable.

Phase two of Streets of West Pryor is beginning with the completion of the one- and two-bedroom apartment complex. Construction on a community of luxury villas to be called "The Vanguard" is starting instead of the senior living facility and town homes that had been proposed. A hotel is still in the planning. New businesses are under construction with Shake Shack and Red Door Woodfired Grill expected to open in the next six months.

7. Presentation of Reports

A. Treasurer's Report - Presented by Angela Johnson

The budget was presented. Differences from the prior year's budget were discussed and reviewed. Most expenses remained comparable to prior years. Notable changes were an increase in landscaping and mowing expense with a new 5-year contract and an \$40.00 increase of homeowner's dues raising the annual fee to \$210.00. It was noted that HOA dues have not increased since 2014 and BTB HOA dues still are extremely affordable compared to other neighborhood associations. The board is in the process of meeting with insurance providers and is pursuing a lower cost insurance solution for the subdivision. A recommendation was made to include reporting of savings and retained earnings in future reports. The proposed 2022 budget was voted on and approved.

B. 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, etc. 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.

C. Compliance Committee – Larry Laubach was not present to deliver a report.

D. Pool Committee – Angie Leonard was not present

Darlene Barnard advised that a report will be provided separately including budget, changes and repairs when meeting minutes are distributed.

Reminder: A new treasurer is needed for the pool committee as that post will be vacant with Angie stepping down. As always, more volunteers are needed.

Some discussion ensued regarding combining the Pool and HOA budget where the HOA would become responsible for the pool as is the case in most developments. A motion was made and approved to explore that idea and provide a report at the next meeting.

E. Welcome Committee – not present

Kaye Lynn Rahn, Barb Lee, & Susie Biggerstaff will be assisting Gina Seibel going forward. Noted that Tamara Bishop has resigned.

F. Pond / Grounds Committee – Presented by Randy Naylor

The pond was treated 6-7 times this past year. A good system for treating the ponds with chemicals to maintain pond health and weed problems has been developed and appears to be working with no harm to the fish. Randy advised he will be stepping down and Brian Hubert will be taking over. Some discussion took place regarding enforcing resident only fishing and updating the signage to reflect the fact the catch and release is no longer required. An “official” pond cleanup takes place once a year in late spring, residents are asked to be responsible and pick up litter as necessary. There were no significant common ground updates.

G. Garage Sale and Social Committee – not present

H. BTB Directory update – Presented by Darlene Barnard

The current directory is out of date and needs updating. Contact information is not shared with any outside sources and is only for neighborhood use; emails are not published in the directory. A request was made for volunteers issued to help with updating the directory for 2022.

I. Improvements Committee – Julie Sellers

The improvement committee and trail committee are being reorganized this winter. Invitations are being sent out to members that had previously signed up to confirm they are still interested in being on the committee. All suggestions are welcome and volunteers are requested.

8. Round table discussions

A. A suggestion was made to continue to explore improving access to the Rock Island Trail. This item had died in committee after the 2020 fall meeting. It was noted that the city will be improving sidewalk access on Chipman Road as part of the Chipman Road construction which will provide some access to the trail. Trail access points through the BTB common ground woods will continue to be evaluated but face some obstacles.

B. Information was requested on the upcoming Chipman Road and Highway 50 bridge and interchange improvements. Linda Marshal offered to explore additional information on the proposed construction.

C. Work on Overbrook is near 50% complete as Every works to improve the electric infrastructure.

D. Repair on the subdivision water lines continue and the city is placing anodes on the water lines to improve pipe longevity. It is still a work in progress but is expected to be completed soon.

E. Some concern was expressed that some recent subdivision power outages were related to The Streets of West Pryor construction. Reassurances were made that there is no connection and it is simply aging transformers and infrastructure.

F. A desire was communicated to have additional sidewalks in the subdivision. It was noted that this is a city matter that was originally planned but never completed. BTB has no authority to affect this but the city could do this if enough "complaints" were made to increase awareness and add incentive for the city to complete the sidewalks in our development. A note will be added to the BTB newsletter on the matter.

G. It was noted the city of Lee's Summit has a leash law for animals and that some BTB homeowners have not been in compliance. Any complaints or issues of non-compliance should be reported to Lee's Summit Animal Control. A reminder will be added to the BTB newsletter on the matter.

9. Motion to adjourn

A motion was made and approved to adjourn the meeting at 8:25 pm.

Submitted,
Fred Canning
Secretary, Bent Tree Bluffs HOA