

Meadow Hills HomeOwners Association

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Annual HomeOwners Association Meeting Meets

Minutes of the Annual Meeting of the Meadow Hills HomeOwners Association, Independence, MO, held at Walnut Gardens Community of Christ, 19201 East R. D. Mize Rd. Independence, Mo, on June 6 2023 at 7pm.

I. Call to Order

- The meeting was called to order by Michael DuRee at 7 pm.

II. Roll Call of Officers

- Present
 1. Michael DuRee - President
 2. Jay Rimel - Vice President
 3. James Rao - Treasurer
- Not Present
 1. Katy Toese - Secretary

III. HOA Business

- Verified if the present board are all willing to continue in their current positions.
- Voted James Rao in as Treasurer. He volunteered to fill the position at the Block Party after Valarie Smith resigned.
- HOA Activity for Fiscal Year 2022:
 1. Insurance on the Common Land was paid.
 2. Lawn Care was paid for two lots of common land we have mowed.
 3. Filled yearly HOA paperwork with the State of Missouri.
 4. Dues were sent out at the end of May. Second notices were also sent out. 25 properties still owe back dues. 84% paid. Liens were not filed.
 5. Dumpsters were provided in May and Oct.
 6. Block Party was held fall of 2022.
 7. Neighborhood garage sale was held fall of 2022.
- HOA Activity for Fiscal Year 2023:
 1. Insurance on the Common Land was paid.
 2. Lawn Care continues for two lots of common land we have mowed.
 3. Dues were sent out late May 2023. 37% Paid so far. Liens will be filed for past due accounts if we find the time to gather all required paperwork.
 4. Will file yearly State HOA paperwork in August.
- Other Items:
 1. Neighborhood Garage Sale **Friday Sept 8 2023 and Saturday Sept 9 2023**. Volunteers needed to place Craigslist Announcements and put up and take down signs.

2. Block Party Scheduled for **Sat Sept 16 2023 with backup day of Sat Sept 23, 2023.** (Please contact meadowhillshoa@yahoo.com to volunteer to help with the Party.)
 3. Dumpster Day planned for Saturday Oct 14 2023. (We will be going down to one day and on dumpster.)
- Item on back dues was discussed. It was again requested that we issue liens. Michael DuRee will look into issuing liens for back dues after residents have a chance to make their dues current during this billing cycle. Michael DuRee stated that he is lazy and never got around to it.
 - Michael DuRee will send email to our city representative again about the up keep of the property due east of the sub division and inquire about the status of the proposed apartment development on that land.
 - The issue of the foxes that have taken up residence in the neighborhood was discussed. They may pose a threat to small animals and children and draw in coyotes which are a bigger threat. Michael DuRee will contact Independence Animal control on this issue however their website states wild animals are the property owners responsibility. Coyotes have been spotted in the land directly east of the sub division.
 - The issue of properties with overgrown lawns was discussed. Michael DuRee sent complaint letter to the owners. The only other action we might take is to report the owners to the city code enforcement department.
 - The meeting was adjourned.

Meadow Hills HOA		
Balance Statement June 2022 - May 2023		
Cash balance		9,176.81
Dues		4,906.73
Other income		0.00
Insurance		(1,041.00)
Legal & professional services		0.00
Advertising		0.00
Bank Fees		(55.00)
Returned Checks		0.00
Hall Rental		0.00
Common Land Maintenance		(2,018.63)
Office Supplies / Stamps		(921.02)
Other Expense (Dumpster/Block Party/etc)		(3,199.89)
		0.00
		0.00
Net income		(2,328.81)