

# Meadow Hills HomeOwners Association

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## Annual HomeOwners Association Meeting Minutes

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 23 2021 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. Katy Toese - Secretary
  3. Jay Rimel - Vice President
- Absent
  1. Valarie Smith - Treasurer

### III. HOA Business

- Verified if the present board are all willing to continue in their current positions. There were no objections to keeping the current board.
- HOA Activity for Fiscal Year 2020:
  1. Insurance on the Common Land was paid.
  2. Lawn Care was paid for two lots of common land we have mowed.
  3. Lawyers filed yearly HOA paperwork.
  4. Board Meeting was held on May 12 2021
  5. Dues were sent out on May 22.
  6. Dumpsters were provided on May 22 and May 23. Postcards were mailed announcing dumpster day.
- HOA Activity for Fiscal Year 2021:
  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 May 22 2021. **Liens will be filed for past due accounts. -- It was brought up that we may have been advised against filing liens for past dues. We will confirm with lawyers on this item. We have been successfully collecting back dues as people move and they are added to closing costs by the title companies.**
  4. Lawyers will file yearly HOA paperwork in August,
- Other Items:
  1. We looked into trying to get a special rate from trash services to get all residents on the same service to reduce pickup traffic. We can not secure a special rate unless all lots are committed. We would recommend residents look into switching to AAA. They have a monthly

rate of \$21 a month for 210 gallons of regular household trash a week and currently have Thursday pickups. **AAA (816) 650-3180** John Brown pointed out that AAA yard waste pickup is inferior to Ted's who provide a yard waste container opposed to AAA paper bag policy. This idea as in the past does not seem viable due to homeowner personal needs.

2. Add Additional Gravel Meadow Hills Common Area for future Dumpster days. (Meadow Hills Common Area on East 34th Street South between Bryn S Mawr Dr and Gateway Dr. Directly behind 3400 S Bryn Mawr Dr.)  
- **There were no objections to this proposal.** It was mentioned that we might just place dumpsters on the street. However this does not allow the closure of the gates when they are full.
3. Purchase a Shed placed on Meadow Hills Common Area to store HOA Party Supplies. - **There were no objections to this proposal.**
4. Neighborhood Garage Sale **Friday Sept 11 2021 and Saturday Sept 12.** Volunteers needed to place Craigslist Announcements and put up and take down signs. There were handmade signs made in the past. - **There were no volunteers and we will be making signs for this and future garage sales. - There were no objections to this proposal.**
5. Block Party Scheduled for **Sat Sept 18** with backup day of **Sat Sept 25 2021.** (Valarie Smith will be organizing and would like volunteers to help.)  
- **There were no objections to this proposal.**
6. Dumpster Day planned for **Oct 2nd and 3rd 2021.** - **There were no objections to this proposal.**
7. The paperwork for the above ground pool change to Covenants was lost. Steve said it failed because the lawyers said it would require notarized signatures to be legal. Everyone would need to resign the document with a notary present to make it legal..
8. ATT Fiber builds issues were brought up. The phone number to call ATT about damage from the build is **855-365-4976**  
[https://forums.att.com/conversations/uverse-tv-account/att-property-claims-for-damages/5defd3bcbad5f2f606162c28?source=ESSZ0SSPR00facSEM&wtExtndSource=20191216190919\\_AT&T%20Fiber%20Installation\\_Wireline\\_LITHIUM\\_2951206593](https://forums.att.com/conversations/uverse-tv-account/att-property-claims-for-damages/5defd3bcbad5f2f606162c28?source=ESSZ0SSPR00facSEM&wtExtndSource=20191216190919_AT&T%20Fiber%20Installation_Wireline_LITHIUM_2951206593)
9. Comcast leaving unburied cables in yards for months was brought up. Here are some links to report the issue.
  - a) <https://www.xfinity.com/local/mo/independence/18701-east-39th-street-south--suite-b.html>
  - b) <https://www.xfinity.com/support/contact-us/>
10. It was mentioned that there have been Homeless living under the Jackson Dr Creek bridge to the east of the common land. We will look into it and contact the city to try to get something done about it. The land directly to the west is owned by the HOA and we have insurance on it. We don't want people back there due to the possibility of lawsuits.
11. We discussed the ability of the HOA to enforce yard and house upkeep standards. We are going to try to get a transcribed readable copy of the current of the Covenants. But to my knowledge the HOA can only notify the owners that their neighbors are concerned about the upkeep of their property. A past attempt to force homeowners to repair curbs which they

are responsible for in Independence ended the only recourse was to fill a complaint with the city.

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- The meeting was adjourned.

Balance Statement June 2020 - May 2021		
Cash balance		<b>13,979.31</b>
Dues		2,576.96
Other income		50.00
Insurance		(1,152.00)
Legal & professional services		(300.00)
Advertising		0.00
Bank Fees		(113.95)
Returned Checks		(202.73)
Hall Rental		0.00
Common Land Maintenance		(4,630.00)
Office Supplies / Stamps		(1,227.14)
Other Expense (Dumpster/Block Party/etc)		(1,140.95)
		0.00
		0.00
Net income		<b>(6,139.81)</b>