

Meadow Hills HomeOwners Association

PO Box 244

Independence, MO 64051

Email: meadowhillshoa@yahoo.com Web Site: <https://www.meadowhillshoa.org/>

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 18 2024 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
- Not Present
 1. James Rao - Treasurer
 2. Katy Toese - Secretary

III. HOA Business

- Verified if the present board are all willing to continue in their current positions.
- HOA Activity for Fiscal Year 2023:
 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. 23 properties still owe back dues. 86% paid. Liens were filed on 7 properties. 2 Liens were paid off. 5 Liens remain open. Lien fees run about \$361.00 so a 3 year delinquent property received a \$526.00 lien that will increase each year as additional dues and interest are added.
 5. Dumpsters were provided in May and Oct.
 6. Block Party was held in the fall of 2023.
 7. Neighborhood garage sale was held in the fall of 2023.
- HOA Activity for Fiscal Year 2024:
 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 2024. 39% Paid so far. Liens will be filed for past due accounts in the fall for accounts past due 3+ yrs.
 4. Will file yearly State HOA paperwork in August.
- Other Items:
 1. Neighborhood Garage Sale **Friday Sept 13 2024 and Saturday Sept 4 2024**. Volunteers needed to place Craigslist Announcements and put up and take down signs.

2. Block Party Scheduled for **Sat Sept 14 2024 with backup day of Sat Sept 24 2024**. (Please contact meadowhillshoa@yahoo.com to volunteer to help with the Party.)
3. Dumpster Day is planned for Saturday Oct 19 2024. One Day and One dumpster.

IV. **Open Discussion:**

- The issue of parking and traffic on Bryn Mawr Dr was brought up. Residents calling the non-emergency police number and reporting vehicles parked in the no parking zones was discussed as a remedy for some of the issues. We will investigate if the city will do another traffic study to try to find any additional relief with stop signs or additional no parking zones.
- Parking vehicles on the grass was also discussed. The residents are reminded that this is also a violation of city code and any resident can file a complaint with the city code enforcement department. In addition they can email to the meadowhillshoa@yahoo.com and we inform the resident that parking on the grass is against city code and the HOA Covenants.
- The issue of residents parking RV, Boats, and trailers was discussed. It was agreed that letters should be sent out to residents informing them that they are in violation of the HOA Covenants. Section 20. Parking and Storage of Vehicles Prohibited. In addition to exploring the possibility of issuing fines if the residents do not comply.
- The issue of maintenance of the Common Land behind 19225, 19301, 19305 E 34th Ter S was discussed. The property is an open grass area from the residents property line to the edge of the wooded area. Currently the residents of these properties mow and maintain the land because there is not access to the land for our lawn care company. It was proposed and agreed to by a vote during the meeting that in exchange for maintaining the property the dues for these properties be reduced to \$0.
- The issue of maintenance around the entrance signs came up. The lawn care company will be addressing this issue. In the past volunteers had taken care of this for the HOA.
- The issue of construction of the Redwood apartment complex on the property to the east of the subdivision was discussed. The concerns are being sent in an email to the meadowhillshoa@yahoo.com and will be directed to the email address of the Redwood development company that we have from prior years and the independence city council. The 2022 City Council Meeting Agenda for the Redwood Project has been attached to the HOA website documents section at the bottom of the page. It contains all the plans presented to the city and our residents for this project. Briefly here are some of the concerns:
 1. Residents have concerns of construction activity that was large enough to rock their house and move pictures on the walls. They are concerned about the possibility of foundation damage by such activity.
 2. Residents have concerns about the standing water in the retaining pond being built on the site increasing the mosquito population. They are interested in finding out if there are any plans for mosquito deterrent. I.e. Fountains, Water bubblers, Insecticide Spray. It was mentioned that if such deterrents are not in place we may want to contact the Jackson County health department and see if anything could be done to help reduce the risk of mosquito borne disease.
 3. Residents also have concerns on whether the new construction has altered the floodplain of the creek to impact residents on the southern end

of the subdivision. A copy of the information will be available to all residents once sent out.

4. Residents also have concerns about the maintenance of the Redwood property behind South Sioux. The area is not being maintained. Weeds and brush are not being cut along the fence lines. This has been reported to the City several times with no action taken.
5. Residents also have a concern that Redwood promised no building within 300 ft of their property. Redwood is creating a water retention pond and walking paths. The landscaping for this has come all the way to the property lines. Residents are upset that this is happening. During the meeting with Redwood other residents did not take building to imply landscaping of the open area and retention pond. The actual Apartment buildings should be 300 ft from any property line according to the plans presented by Redwood in 2020 and approved by the Independence City Council.

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Meadow Hills HOA		
Balance Statement June 2023 - May 2024		
Cash balance		12,486.72
Dues		11,645.94
Other income		3.80
Insurance		(996.00)
Legal & professional services		(1,535.45)
Advertising		0.00
Bank Fees		(65.00)
Returned Checks		0.00
Hall Rental		0.00
Common Land Maintenance		(3,078.00)

Office Supplies / Stamps		(124.97)
Other Expense (Dumpster/Block Party/etc)		(2,540.41)
		0.00
		0.00
Net income		3,309.91