

Milburn Fields Homes Association

Annual Meeting

March 2nd 2017

We began our 2017 annual meeting at 6:30 on March 2, 2017 with snacks and time to catch up with our neighbors.

President Kelli Smith opened the business meeting at 7:00 p.m. The officers introduced themselves. In attendance were Kelli Smith, Renee Griggs, Janet Schwert, Karen Clark, Jane Doerflinger, Glenda Olivas and Meg O'Mara.

Kelli began the meeting updating the attendees on the media that can be used to keep up with the news in our neighborhood.

- We still have a website – www.milburnfieldsop.com . Residents of our neighborhood can go to this website for information about our neighborhood and read the minutes for our annual meetings.
- www.nextdoor.com - Individuals can also sign up to access the website nextdoor.com. This site is open by invitation only, but anyone who already belongs can send you an invitation. You can see the posts and post your own information or questions to the larger audience. You can also find information about other neighborhoods and the City of OP.
- Our Facebook page - We can also catch up with things going on in the neighborhood by visiting our site on Facebook – Milburn Fields Family.

The minutes from our 2016 meeting were approved as submitted – approved by Karen Clark and seconded by Larry Cyre. The financial statement was presented by Karen Clark. It was approved by Claudia Risebig and seconded by Rick Bond.

Following the treasurer's report we discussed what we could do with the annuities that we have – totaling \$37,740.67. This will be further researched and more discussion will take place before we can make any decisions.

We next discussed the new trash contract. Our contract with Deffenbaugh expired at the end of 2016. We were only able to get bids from WCA and Deffenbaugh for the new contract. The bid that we received from Deffenbaugh was about \$80.00 a year more than our current contract. We decided to go with WCA, whose bid came in at basically the same amount as we have been paying Deffenbaugh. It is a 5-year contract that allows them to increase our rate a maximum of 4% per year. They began trash pickup in January; they will pick up yard waste between March 15 and Dec. 15 – limit is 10 bags / week. They will not pick up yard waste during the winter months. Our first yard waste pickup date will be March 21st. We were not given a choice in barrel sizes when we were issued our barrels in January, but many in the neighborhood were not happy with the size of the trash barrels. We have been told that we will have a one-time opportunity to turn in the larger barrels and get smaller ones. Jane Doerflinger is

heading up that effort. We were also told that WCA requires us to use paper bags for yard waste. They will not be responsible for the container if it is in a personal trash barrel.

The next discussion was around the new ordinance in Overland Park regarding rental properties. It was mentioned that our neighborhood has decreased in the number of rentals over the past year. A home is considered a rental if the name on the property does not match the resident. Most of the homes that have sold this past year have been purchased by owner-occupiers. OP requires all rental properties to be registered with the city and the owner will have to pay an annual fee to the city. The city will perform annual inspections of the properties to verify that the property is being properly maintained. The city will also be doing a code sweep of all of the homes in the neighborhood to make sure that they are following city codes. The sweep of our neighborhood will begin later this year. They will be looking for any code violations and the home owner could face fines if any violations are found on their property. These code sweeps will take place every 2 years.

Renee Griggs mentioned some things that we could do to make our neighborhood more inviting.

- Get to know your neighbors. Introduce yourself and know their names.
- Get to know your neighbors' schedules. If you notice something that is out of the ordinary, speak up. Watch out for each other.
- If you have a dog, do not leave it unattended or allow it to bark until it annoys the neighbors.
- Clean up after your dog as you walk the neighborhood.
- If you park on the street – park on the correct side of the street for the direction your car is facing. Be mindful of where cars are parked and leave enough room that an emergency vehicle could get down your street if needed. Try not to park directly across from your across-the-street neighbor's driveway.
- Do not park on sidewalks or the grass.
- To the best of your ability, keep your yard and garden tidy.
- Be aware of your surroundings. If you see anything that you think is suspicious, speak up.
- Let your neighbors know if you will be hosting a party if you think it may be loud enough to disrupt them. Be a good neighbor and take their needs into consideration.
- We will have another neighborhood social event this year to encourage our neighbors to get out and get to know one another. Watch for a notice on that.

Some of the people in the neighborhood may want to get together and help out those neighbors who need help with yard work. Watch for information about that on Facebook or our web site.

We had 2 open board positions this year. Kelli is stepping down from the board as her family is moving from the neighborhood. Jane Doerflinger was re-elected and Janelle Pullin was elected as a new member of the board. We welcome her to the board.

We ended the meeting with a drawing for a \$25.00 gift card.

Meeting was adjourned at 8:00.

Respectfully submitted,

Janet Schwert