



Annual General Meeting 2020

August 1st, 2020

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Agenda

- Guest Speakers and Q&A
- 2019 Annual Meeting Minutes
- Treasury Report – 2020 Budget
- Proposed By-Laws Updates and Votes
- Board Member Position Votes

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Master Tree Plan, Street Reconstruction Project, & Marty Pool

Guest Speakers

Bailey Patterson – OP City Forrester

Jason Hussey – OP Sr. Civil Engineer

Logan / Holly – OP Ward 1 Reps

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2021 NEIGHBORHOOD STREET RECONSTRUCTION PROGRAM

MILBURN FIELDS

August 1st, 2020

Jason Hussey, P.E.

Senior Civil Engineer, OP Public Works Dept.

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2021 NSRP

Milburn Fields:

- Constructed 1958
- 1.50 inch asphalt over 6 inch rock
- Milled and overlayed in 1985
- Numerous Chip seals and repairs



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Agenda

- NSRP background
- Driveway replacement
- Drainage issues
- New street light type and placement
- Tree removal and replacement
- Sidewalk location
- Moving forward
- Easements
- Questions

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Driveway Replacement

Complete rest of driveway

- Private contract between contractor and owner
- City is not involved
- City recommends getting additional bids

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Drainage Issues

- Project is drainage on the street

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Street Lights

Type

- Post - top
- LED

Location

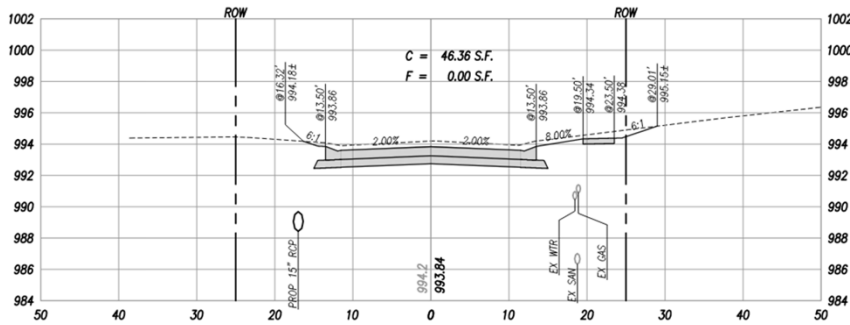
- Property lines
- About every 250 feet
- Intersections



Tree Removal and Replacement

Removal

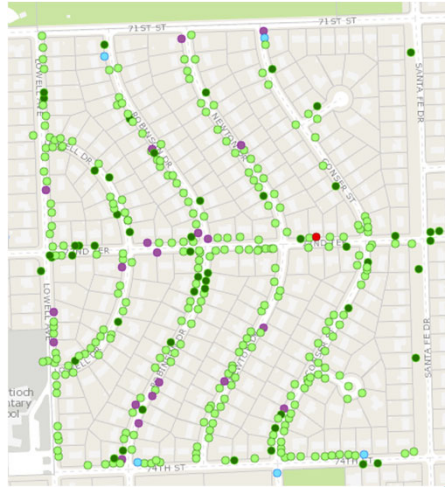
- Change of profile grade and section



Tree Removal and Replacement

Removal

- Ash trees are in blue and light green
- Remove all ash trees in ROW



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Tree Removal and Replacement

Replacement

- Trees will be replaced 1:1
- City will provide general street tree plan based on street and species
- Owner may select tree from plan or other tree (or no tree)
- Owner selects location within requirements

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Sidewalk Location

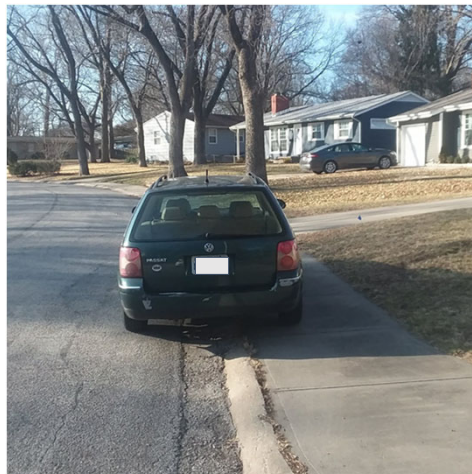
Design

- Six foot parkway with four foot sidewalk
- Standard detail
- Safety

Sidewalk Location

Design

- Keeps people from parking on sidewalk



Sidewalk Location

Design

- Keeps hydrants, street signs, and street lights out of sidewalk



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Sidewalk Location

Design

- Keeps storm inlets out of sidewalk as much as possible



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Sidewalk Location

Design

- Keeps storm inlets out of sidewalk as much as possible



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Sidewalk Location

Design

- Allows a place for trees to grow and less likely to damage sidewalks and curb

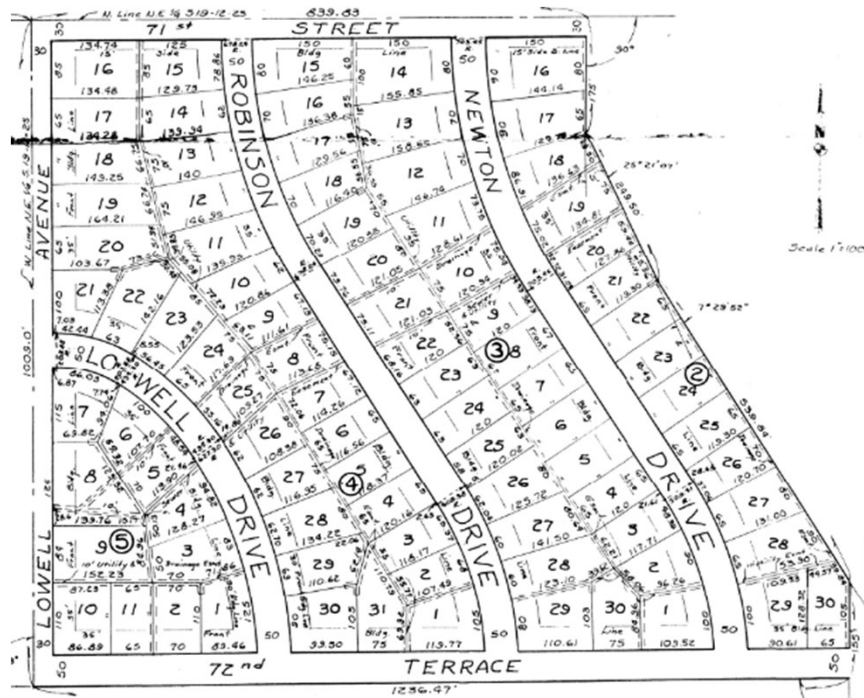


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Sidewalk Location

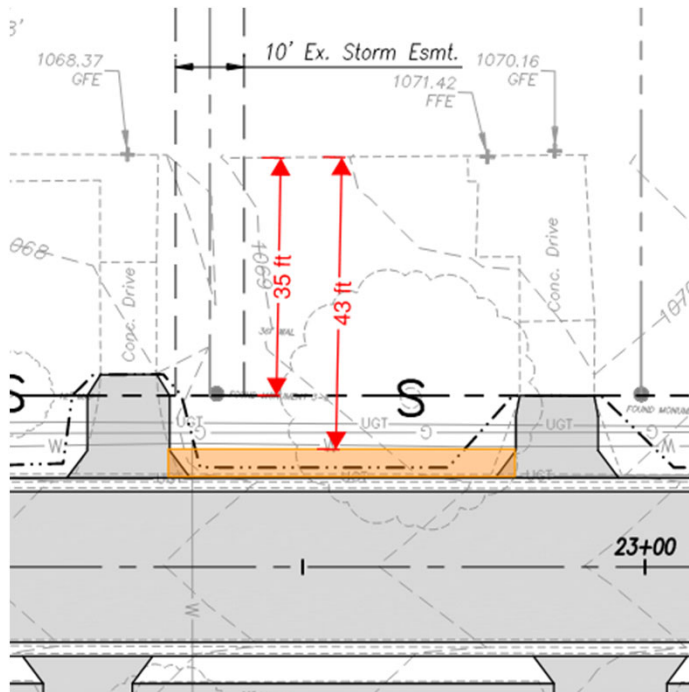
35 foot building setbacks



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Sidewalk Location

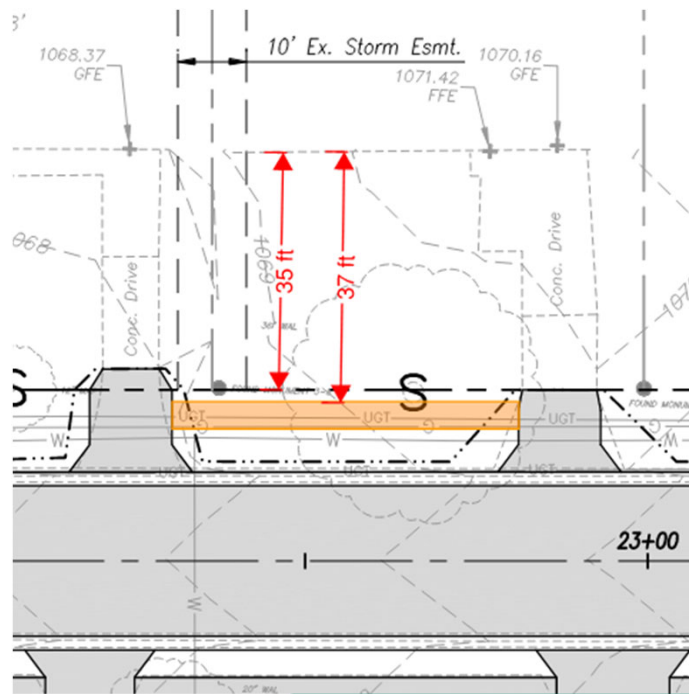
Current Location



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Sidewalk Location

Six foot parkway



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2019 NSRP Project

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Sidewalk Location

2019 NSRP

Grandview and 76th
Terrace



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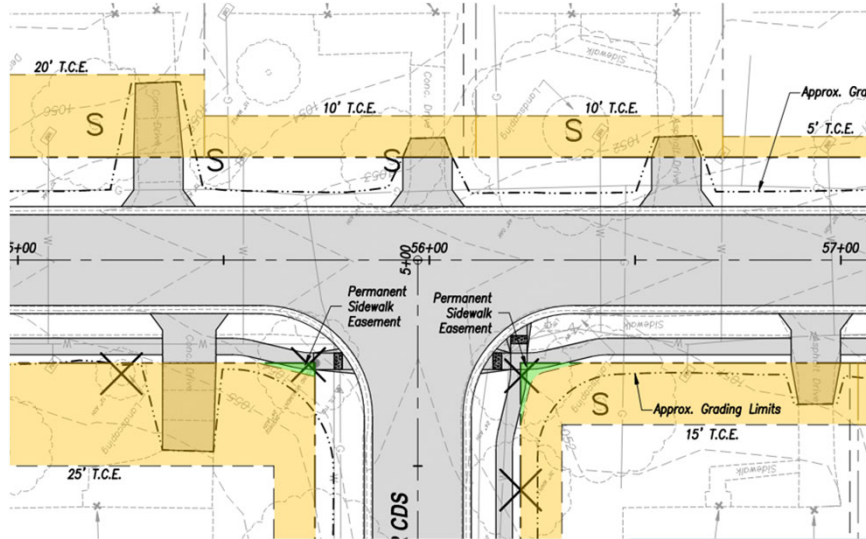
Moving Forward

- May 2020 - Second Public Meeting [cancelled due to covid]
- July 2020 - Send out easements, street tree list
- Fall 2020 - Begin utility relocations
- March 2021 - Third and final public meeting (held with contractor)
- March 2021 - begin construction
- November / December 2021 - construction complete

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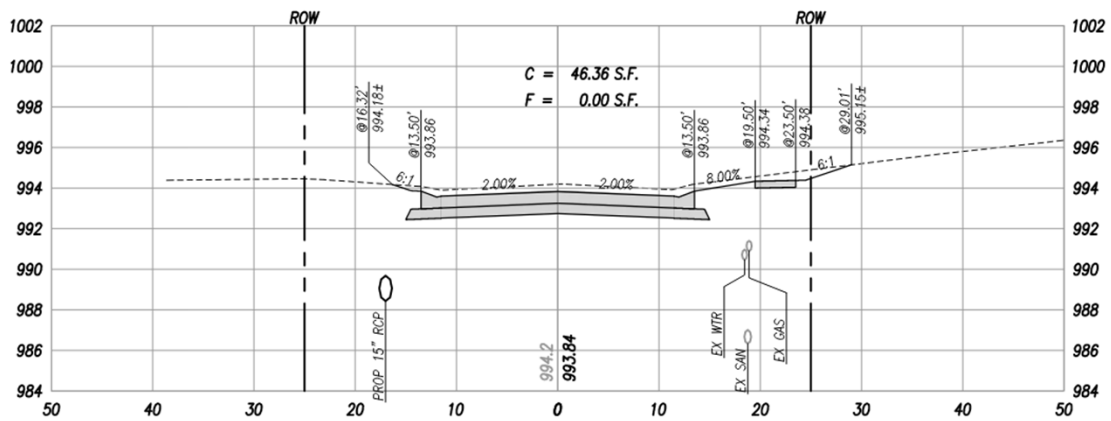
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Easements



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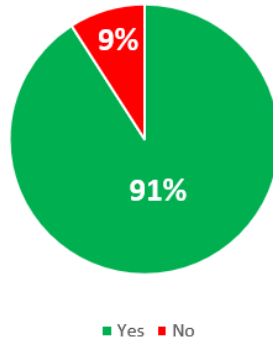
Easements



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Neighborhood Survey

Do you want the board to work with the City Forrester to develop a master tree plan to replace the trees?



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City Updates



Logan Heley, Ward 1 – logan.heley@opkansas.org

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Marty Pool Update



Holly Grummert, Ward 1 – holly.grummert@opkansas.org

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Panelists Q & A

**Street Reconstruction Project
Master Tree Plan
City News / Marty Pool**

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2019 Annual Meeting Minutes

Review and move to approve for submission into record.

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2019 Treasurer Report

Review and move to approve for submission into record.

2019 Milburn Fields HOA Income / Expenses			
	Income		Expenses
Annual Dues - HOA	\$3,198.00	Annual Garage Sale	\$159.97
Annual Dues - Trash	\$53,652.00	Annual Meeting	\$175.00
Interest Income	\$545.16	Annual Kansas Secretary of State Filing Fee	\$40.00
Late Fees	\$285.76	Annual Outside Financial Audit	\$150.00
Liens Collected	\$229.93	Board Leadership Training	\$40.00
PayPal Fee	\$14.49	D&O and Bond Insurances	\$953.00
Title Transfer Fee	\$1,000.00	HOA Software	\$159.00
Income Totals	\$58,925.34	Legal Fees	\$380.00
		Newsletter related	\$188.79
		Office Supplies	\$403.29
		PO Box Rental	\$154.00
		Postage	\$139.00
		Printing	\$201.30
		Safe Deposit Box Rent	\$20.00
		WCA Trash & Recycling Fee	\$53,378.75
		Website Fees	\$119.88
		Welcome Baskets	\$282.21
		Yard of the Month Prizes	\$148.36
		Expense Totals	\$57,092.55

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2020 Budget

New for 2020 – the Board recommends that we work with our lawyer to re-write our by-laws document.

The current version has been amended over the years with changes that are not in compliance with how by-laws and declarations are to be written legally.

We want to have a document that is easy to understand and amend for the future.

2020 Milburn Fields HOA Budget		
<i>Funds available at beginning of financial year (01/01/2020)</i>		\$12,141.12
INCOME	Budgeted Income	
Annual Dues - HOA	\$3,192.00	
Annual Dues - Trash	\$54,264.00	
Interest Income	\$550.00	
Late Fees	\$286.00	
PayPal Fee (Balance Leftover)	\$15.00	
Rental Property Fine	\$3,000.00	
Title Transfer Fee	\$750.00	
		Budgeted Expenses
EXPENSES		
Estimated Cost for By-laws rewrite project		(\$1,250.00)
Annual Garage Sale		(\$80.00)
Annual General Meeting (non-printing, non-postage)		(\$125.00)
Annual Kansas Secretary of State Filing Fee		(\$40.00)
Annual Neighborhood Picnic		(\$65.00)
Annual Outside Financial Audit		(\$150.00)
Board Leadership Training		(\$40.00)
D&O and Bond Insurances		(\$953.00)
HOA Software		(\$159.00)
Legal Fees		(\$500.00)
Newsletters - Non-email residents (printing, postage, envelopes)		(\$190.00)
Office Supplies		(\$100.00)
PO Box Rental		(\$154.00)
Postage		(\$150.00)
Printing		(\$205.00)
Safe Deposit Box Rent		(\$20.00)
WCA Trash & Recycling Fee		(\$50,293.00)
Website Fees		(\$120.00)
Welcome Baskets		(\$90.00)
Yard of the Month Prizes		(\$125.00)
Expenses Totals		(\$54,809.00)
Grand Totals	\$62,057.00	(\$54,809.00)

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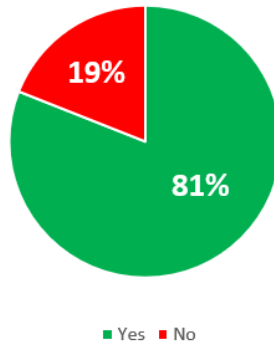
New By-Law Proposals

- Adopt OP rules and regulations concerning pets including the number of pets (from 2 to 4).
- Send Annual Dues via email when possible.
- Send Meeting Notices via email when possible.
- Send Proposed Bylaw Changes via email when possible.
- Rescind the ban on solar panels.

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Neighborhood Survey

Would you be in favor of modifying the by-laws to allow homeowners the option of installing solar roofs?



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Voting Ballot

Virtual Ballot Link:
<https://bit.ly/MFBallot>

Mailing Address:
 PO BOX 4277 Overland Park, KS
 66204

Please mail your ballot by August 4th. We will check mailbox and prepare final count weekend of August 8th.

Results to be mailed or emailed by August 10th.

2020 Milburn Fields HOA Voting Ballot – Return to PO Box 4277, OP KS 66204

2019 HOA Items to Approve

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	2019 Annual Meeting Minutes
<input type="checkbox"/>	<input type="checkbox"/>	2019 Annual Treasury Report
<input type="checkbox"/>	<input type="checkbox"/>	2020 Proposed HOA Budget

By-Laws Changes

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Do you vote for the HOA to follow the City of Overland Park's rules and regulations concerning the number of pets allowed per property? The HOA would follow any revisions the city may implement.
<input type="checkbox"/>	<input type="checkbox"/>	Do you vote to allow the HOA Board to send 1) annual dues statements, 2) annual meeting notices, and 3) proposed by-laws changes via email? For homeowners who have not provided an email address, mailed correspondence will still be sent.
<input type="checkbox"/>	<input type="checkbox"/>	Do you vote to rescind the previous by-law that restricts solar panels?

Board Members – Vote for 4

Name	Yes	No
Jan Schwert	<input type="checkbox"/>	<input type="checkbox"/>
Terra Cipra Herzog	<input type="checkbox"/>	<input type="checkbox"/>
Traci Higbee	<input type="checkbox"/>	<input type="checkbox"/>
I'd like to volunteer	<input type="checkbox"/>	<input type="checkbox"/>

Resident Signature _____ Address _____ Date _____

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HOA Communication Platforms 2020



<http://milburnfieldsop.com>



Milburn Fields Families Group



milburnfieldsjoco@gmail.com



75th and Metcalf



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Thank You For Attending!

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