
April 24, 2021 — Milburn Fields Annual Meeting

The 2021 HOA annual meeting was scheduled for April due to the continuing regulations around COVID. Restrictions are slowly being lifted and we decided to go ahead with our meeting, allowing live participation, Zoom participation, and phone participation again this year. Those who met live gathered at the Assembly of God Church at 10:30. The meeting was called to order at 10:35. First on the agenda were our guest speakers.

- Logan Heley and Holly Grummert, our city council reps
 - The new fire station is in the design phase. The city has ordered a new fire truck and the new station will be designed to accommodate the new equipment as well as the existing equipment.
 - A splash pad/park will replace the pool and the city will solicit design feedback from neighbors.
 - Marty Pool will not open again this summer. Young's Pool and Tomahawk Pool will be open this year and the city is looking for lifeguards.
 - The farmers' market is now open at the Matt Ross community center.
 - City will host an arts and craft fair later this year near the clock tower.
 - Deanna Rose will open early May.
 - The arboretum has a fund raiser scheduled for this summer.
- OPPD Officer Wes Griffith reported on the new program, Steadfast OP
 - This program replaces the old Neighborhood Watch program.
 - The neighborhood can host a safety social, focusing on communication and community involvement, looking at our habits and how we conduct our lives. It also looks at why and where crime happens.
 - Police would drive through the neighborhood at night to see what might attract a criminal.
 - OPPD is offering an individual self-assessment for any homeowner who is interested. This begins with a security review for the home. Someone from the police department will come out to the home to if there are changes that could be made to discourage crime. You can schedule an appointment for a personal safety review through the police department, 913-895-6300.
- Tammie Rhea, Evergy Senior Project Manager for Evergy spoke on considerations when going solar
 - For 10 years, Evergy has cut back its use of coal and is moving toward renewable energy sources.
 - Some statistics – Evergy serves 1.9 million customers; it is #2 in the country for wind energy; 50% of its power comes from renewable and nuclear energy today.
 - Kansas does not offer tax rebates for going solar.
 - Evergy pays \$0.09 per kwh for power that is not used and goes back on the grid. Solar power must be connected to the power grid. It will not power your home when there is a power outage.
 - There is a 10-14-year return on investment if you make the decision to go solar.
 - Make sure you find a local solar installation company.
 - Make sure you have energy efficiency in your home before spending your money on solar power.
- Jason Hussey, OP City Civil Engineer gave an update on the street reconstruction
 - Utilities are being relocated and storm sewer installation has begun.
 - Tree removal has begun. Ash trees on streets that are not part of this project – 74th St., Lowell Ave, and 71st St. will be removed by the city if the tree is dying and the homeowner contacts the city. These trees will not be removed as part of this project.
 - Send questions to Jason Hussey, OP Public Works at 913-895-6040 or jason.hussey@opkansas.org.
 - Street removal will begin soon on N Robinson and S Conser in preparation for paving.
 - When paving begins, access to the street will be closed for 10 days to 2 weeks.

Proposed Changes to Milburn Fields HOA By-laws

In 2020 we voted to rescind the by-law that restricted solar panels. This year we are proposing to align our by-laws in accordance with OP municipal code and comply with their restrictions and guidelines. "Do you vote for the HOA to modify the rescinded by-law on solar panels to the following: 'Solar collection units may be installed on the exterior of the residence or plot in accordance with Overland Park municipal code and shall also comply with the restrictions of any additional governmental agency that may have jurisdiction over such installation.'?"

Proposed 2021 Budget Approval

By-laws rewrite: Included in our 2021 annual budget is a line item to rewrite our by-laws. They have not been rewritten since the HOA was established and they need to be brought up to date to be legally compliant. Due to the increase in legal matters due to COVID, our lawyer was unable to complete the rewrite in 2020 as we had planned.

Neighborhood signage: After the street project is complete, we propose to design and install city-approved Milburn Fields signs at the main intersections of the neighborhood. An estimate of the cost is in the proposed budget.

Post-street project party: In lieu of Yard of the Month awards this year we will host a neighborhood party with a food truck and other events this fall when the street project is completed. We have shifted the cost of the monthly awards to the cost of hosting this event.

Board Member Elections

Three board members are up for re-election this year and a new board member is to be added. Alex Payne, Lauren Wiedt, and Justin Wetterer are up for re-election. Trent Sorensen has put his name in to be added to the board. If all individuals are approved, we will have a full board of 7 members. There is also space on the ballot for anyone to volunteer to be more active in the neighborhood. We always need new ideas and help with activities and projects.

Voting

The 2020 Annual meeting minutes, 2020 budget, and proposed budget for 2021 were mailed to homeowners for review prior to the meeting date and will be voted on by ballot. We will not have results until after May 1st, which is the date by which ballots must be returned. Every homeowner in the neighborhood has one vote per household. Attendees can drop their ballots off after the meeting. Those attending virtually can vote virtually through a link that will be provided. Members can also mail their ballots in. Paper and online ballots will be counted after the meeting to ensure only one ballot per address is counted. The results will be mailed or emailed.

Door Prizes

Door prizes were awarded for meeting attendance. Tickets were handed out as people registered for the meeting and a ticket was issued for everyone who called in or used the zoom link to attend. Terra Herzog made 4 beautiful baskets for door prizes. She got donations from businesses to reduce the cost of these baskets.

- Catalina Velarde won the movie night basket
- Mary Ferguson won the wine and cheese basket
- Mindy Rash won the barbeque basket
- Jodi Bates won the garden basket

Meeting adjourned at 12:00 p.m.

Respectfully Submitted,

Jan Schwert - Secretary