
Milburn Fields Annual Meeting

April 4, 2019

Milburn Fields annual meeting for 2019 was held on Thursday, April 4. We gathered at 6:30 p.m. at the Assembly of God Church for registration and light refreshments; the meeting was called to order at 6:35 by President Doug Lay. We had 50 neighbors attend the meeting with 34 voting members as only one person per household is eligible to vote. Board members who were present were Doug Lay, Mindy Rash, Karen Clark, Alex Payne, and Jan Schwert. Each of the board members gave a brief introduction of him/herself. Those present were given time to look over the minutes from last year's meeting. The minutes were amended to read that the city of OP will replace trees within 12 feet of the curb or street, not 15 feet as was stated in the minutes. Cindy Harris moved to approve the minutes as amended and Brian Hohnecker seconded. The minutes were approved as amended.

Treasurer Karen Clark presented the 2018 Statement of Accounts and 2019 Annual Budget. There was a question about the Director & Officer insurance line item in the budget. We explained that the insurance protects the board members in case they are sued for any reason. It also provides a bond to protect the HOA if someone on the board were to embezzle from the HOA. Glenda Olivas moved and Lois Elliot seconded a motion to accept the treasurer's report. Motion was passed by voice vote.

Three current board members were up for re-election and 2 board members had resigned, so we had 5 open positions. Doug Lay, Mindy Rash and Alex Payne were up for re-election. Lauren Wiedt put her name in to be a board member.

We also had 3 by-laws to be voted on this year.

1. Owners of home-sites used for rental purposes must submit to the HOA annually, by the due date of annual dues
 - a. A copy of the current city-issued rental permit and copy of the current lease
 - b. Annual payment for dues
 - c. There will be a \$100.00 penalty for non-compliance
2. The number of home-sites represented at any homeowners meeting shall constitute a quorum.
3. Only one owner of a home-site may serve on the board at one time.

The last 2 by-law changes were already in our by-laws, but we did not have the required documentation to prove that they had been voted on as required. So we were proposing they be voted on again. We had extensive discussion around the requirement that the lessor of a property provide a copy of the lease to the board. There is private information in that document that we do not need so we re-worded that by-law to require that the owner of the property include a document when he leases the property with the name, address and contact information of the leasee. This document would be given to us so that we have contact information for the leasee. We also had discussion around the number of homeowners that are required to have a quorum. We amended Article IV. Meetings of Members – Section 6 - to state, "The number of home-sites represented at any **annual** HOA meeting shall constitute

a quorum.” This will ensure that the board cannot make any changes which require HOA approval at a regularly scheduled board meeting. The board is required to notify the neighborhood of any meeting by letter prior to the meeting where these major changes are voted on so anyone who wants to have a voice can come to the meeting and vote.

All three by-laws were approved by signed ballot; Doug Lay, Mindy Rash, and Alex Payne were re-elected to the board and Lauren Wiedt was elected to fill one of the open positions. We still have an open position.

We asked for volunteers to help with our neighborhood events. We have 3 proposed events this year

- Neighborhood picnic at Antioch Park
- Block party at the north Conser cul-de-sac
- Neighborhood garage sale

We had 3 guest speakers.

- Janee Hanzlick, County Commissioner 4th district spoke to us about the widening of 1-35 at 75th St. She also spoke about the city’s efforts to provide more affordable housing.
- Bryan Toben, Asst. Director OP Recreation Services talked to us about the future of the Marty Pool. The city currently has 5 outdoor pools and 1 indoor pool. It is very expensive to staff and maintain these pools and they all need major upgrades. The city realized that they cannot afford to bring all of these pools up to the standard that they should, so the decision was made to close 3 of the existing outdoor pools and focus on upgrading the 2 larger pools, making them regional pools and building a new pool in southern Johnson County to serve that area of the city. Marty Pool will be one of the pools which is closed. It is expected to be open for at least 2 more seasons. The fire department, which borders on the pool property, is expanding and they will take some of the property that the pool currently occupies. The city will put a public park area in part of the property, getting input from the neighborhood to determine exactly what that park will provide.
- Rebecca Galati, KCP&L Community Manager, spoke to us about the energy liability in our neighborhood.
 - We had questions about why parts of the neighborhood seem to lose power less frequently and get power restored more quickly when they do lose power. She explained that the neighborhood is not all on the same grid. When power is lost, it is restored first by critical need such as hospitals, then by section where they can restore the largest number most quickly.
 - If your home has power surges frequently, you should contact KCP&L customer service and request that they come out to check the power lines into your home. KCP&L is responsible for the main trunk of power lines; the home owner is responsible for the line to their home and the box where it comes into the home.
 - If we wanted to have our power lines buried, either the city or the HOA would be responsible for the cost of that. Since it is highly unlikely that the city is going to pay for it, the burden would be on us.
 - For more information you can always go to the KCP&L website.

We had a drawing for a \$25.00 gift certificate for Lowes. Jennifer Kincaid won the gift card. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Jan Schwert
Secretary