
Milburn Fields Annual Meeting

August 1, 2020

Milburn Fields annual meeting for 2020 was delayed due to Covid and the county restricting gatherings until late July. The meeting convened at 10:30 a.m. at the Assembly of God Church gym and online through Zoom and phone. The meeting was called to order by Acting-President Alex Payne.

Jason Hussey, city contact for our street repavement project, provided information regarding the project. Streets in our neighborhood were laid out in 1963 and replaced in 1985. It has been 35 years since they have been completely resurfaced. We have many problem areas with the streets currently. Highlights of his talk are as follows:

- Gas and water lines will be moved and/or replaced on some streets where it is necessary.
- All city ash trees will be removed from properties in Milburn Fields. The city arborist has developed a tree plan for each block based on tree species, color, and size. Every homeowner can decide if he wants the trees replaced on his property. If he does, he can decide to replace them per the arborist's suggestions or he can select any tree from a list of city approved trees. Tree removal will begin in spring 2021. Some trees have already been removed; these trees will be replaced if the owner wants the city to do so.
- The streets will be completely removed and a new base established. They will be replaced with concrete and are expected to last 25 years with minimal maintenance required.
- The sidewalks will be moved away from the street, adding a 6' grass space between the street and the sidewalk. Sidewalks will be 4' wide. This is the city standard for new neighborhoods. Some reasons for this standard are:
 - It keeps someone from parking on the sidewalk.
 - Safety issue - Children riding bikes, walking to school, or playing on the sidewalk have a barrier between them and the cars on the street.
 - It allows for utilities to be placed within this barrier rather than in someone's yard. This includes fire plugs, light fixtures, storm drain inlets.
- The project will impact driveways on both sides of the street. The city will replace the portion that is damaged; the homeowner can contract to replace/modify the rest of the driveway at their personal expense.
- Included in the project is an upgrade to our storm drains to address some water issues in the neighborhood.
- Street lights will be replaced with less costly LED lights. They will be placed every 250' and at every intersection. These lights will give better light coverage and be much more cost-efficient. These fixtures will be placed in the green space between the sidewalk and the street.
- During this construction project, streets will be closed to traffic for periods of time and we will not be able to access our properties with our vehicles. We will be notified prior to the work being started on our portion of the street and we will need to move our car to a location away from the street being impacted.
 - The HOA will speak with the Assembly of God Church asking them to allow us to use their parking lot.
 - We also have the option of parking on another street that is not being impacted by the project.
 - The contractor has to provide some way for emergency vehicles to access properties if that is needed.
 - He also has to provide a service to transport those who cannot walk or have mobility issues when they have to park remotely. They will provide a number for one to call; the transportation will arrive within 15 minutes. This service is to be available from 5 am to midnight.
- Tentative schedule for this project is:
 - Fall 2020 – begin utility relocation
 - March 2021 – Final public meeting with contractor
 - March 2021 – begin project
 - Nov. 2021 – project end
- Every homeowner will need to sign an easement agreement with the city to allow work to be done on their property. These easements will have to be notarized.

- City Hall notarizes on weekdays, 8am to 5pm
- Contact Jason Hussey for an appointment
- Banks usually have notaries
- Neighbor, Traci Higbee, is a notary and she will arrange a time for us to have her notarize documents.

Bailey Patterson, OP city arborist, dialed in to answer questions about our street trees. She briefly discussed the tree plan that she has drawn up for us. She stated that tree removal would begin late March, early April 2021.

City council member Logan Healey joined by phone. He updated us on city events. The Fall Festival is still on the calendar, but it will be more limited due to Covid. There will not be a parade. Watch for city updates as the event date approaches. He also told us that city revenues have been impacted by Covid; the loss of revenue is impacting the city budget.

City council member Holly Grummert provided a Marty pool update via phone. Decisions for the space were postponed.

The board sent a mailing to every homeowner prior to our annual meeting. Included in that mailing was a copy of the 2019 annual meeting minutes, 2020 annual treasurer's report, 2021 proposed treasurer's report, and a ballot. We had the option to turn in the ballot when we attended the meeting in person, remote ballot vote if we attended remotely, or mail in the ballot if one could not be present at the meeting. Ballots would be counted and the results announced on our web page the week following our meeting.

Ballot items included:

- 2019 Annual Meeting Minutes approval
- 2019 Annual Treasurer's Report approval
- 2020 proposed HOA Budget approval
- By-Laws changes:
 - 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.
 - Allow the HOA board to send 1) annual dues statements, 2) annual meeting notices, and 3) proposed by-law changes via email. For homeowners who have not provided an email address, mailed correspondence will still be sent.
 - Rescind the previous by-law that restricts solar panels.
- Board Members – We need 4 board members; only 3 names were on the ballot so neighbors were asked to write in a name if they wanted. On the ballot were:
 - Jan Schwert
 - Terra Cipra Herzog
 - Traci Higbee

Construction project documents are on the HOA website. Annehara Tatschl thanked the board for their hard work and direction this past year. Mindy Rash thanked Alex and Lauren for sharing their technical skills which allowed the meeting to be held both remotely and in person.

The meeting ended at 12:45 pm.

Respectfully submitted,

Jan Schwert, Secretary