



2022 Milburn Fields HOA Annual Meeting

Saturday, April 2, 2022 @ 10:30 am

Meeting Agenda

1. Review HOA Ballot (detailed below)
2. Guest Speakers with Q&A
3. HOA 2021 Annual Meeting Minutes Approval (detailed below)
4. HOA 2021 Treasurer Report Approval (detailed below)
5. HOA 2022 Annual Budget Approval (detailed below)
6. Voting (ballot included)

Guest Speakers

- Logan Heley, OP City Council, Ward 1 – Community Development Chair & Public Works
- Holly Grummert, OP City Council, Ward 1 – Public Safety Committee Chair & Finance Committee
- Brandon Hearn, JoCo Recycle Right – Ways to improve recycling and reduce contamination

Ballot Items

Backyard Chickens

As of March 2022, OP residents can apply for a permit to raise chickens at single- and two-family residences as part of a pilot program. The OP City Council will review the pilot program following its expiration on December 31, 2023. Find more information here: <https://www.opkansas.org/city-services/animals-pets/chickens>.

HOAs have the ability to restrict the raising of chickens in their neighborhoods. Milburn Fields will poll the membership on this year's ballot: *Do you approve Milburn Fields to participate in the Overland Park 2-year pilot program allowing backyard chickens? Yes or No.*

Neighborhood Street Pole Signage

Budget Approval

This was approved in the 2021 budget but was not executed. It has been moved to the 2022 budget.

Design Voting

Let's choose a design for the neighborhood signage at our intersections. **Choose 2.**

Design 1



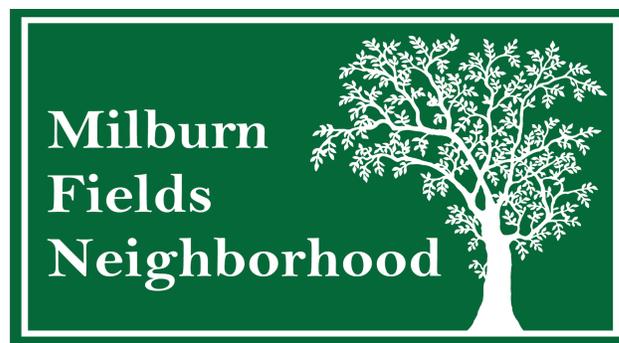
Design 2



Design 3



Design 4



By-laws Rewrite

In 2020 and 2021 the membership approved a budget line item to revise the HOA by-laws based on our HOA attorney's recommendation. She informed the board that amendments made to the by-laws over the years were not written to be legally compliant. Due to our attorney's shifting priorities throughout the pandemic, our lawyer is unable to complete the rewrite. We included the estimated line item in the 2022 budget and are working to secure a new HOA attorney.

Board Member Elections

We welcome homeowners to volunteer to serve on the board! Vote for 4.

- Janet Schwert (one year term)
- Terra Herzog
- Traci Higbee
- Open Position - want to volunteer?!

Voting Criteria

- Each home can cast one ballot. Homeowners and trustees are eligible to vote.
- Please do not vote until after the meeting as additional board candidates may be added to the ballot.
- Paper ballots are available for in-person attendees.
- Virtual voting is available at <https://bit.ly/MF2022Voting>.
- All votes will be audited to ensure only 1 ballot per address is counted.
- Results will be mailed or emailed and announced via Facebook post.

Thank you for your continued participation,

Your Volunteer Milburn Fields HOA Board Members



2021 Milburn Fields HOA Income / Expenses

Income		Expenses	
Annual Dues - HOA	\$3,324.00	Annual General Meeting	\$275.00
Annual Dues - Trash	\$55,692.00	Annual Kansas Filing Fee	\$40.00
Interest Income	\$601.44	Annual Neighborhood Picnic	\$1,144.59
Misc	\$242.52	Bank Charges	\$25.70
Title Transfer Fee	\$750.00	D&O/Bond Insurance	\$953.00
	\$60,609.96	HOA Software	\$205.38
		Misc	\$26.52
		Office Supplies	\$699.26
		PO Box Rental	\$204.00
		Postage	\$110.00
		Printing	\$163.70
		Safe Deposit Box	\$20.00
		Website Fee	\$143.88
		WCA Trash & Recycling	\$49,754.75
			\$53,765.78

Milburn Fields HOA Banking

Accounts	
Annuity #1	\$5,324.00
Annuity #2	\$34,883.49
Checking	\$65,563.18



2022 Milburn Fields HOA Financial Budget

<i>Funds available at beginning of 2022 (1/1/2022)</i>		\$65,563.18
Budgeted Income		
Annual Dues - HOA	\$3,192.00	
Annual Dues - Trash	\$54,264.00	
Interest Income	\$550.00	
Title Transfer Fee	\$750.00	
	\$58,756.00	
Budgeted Expenses		
D & O/ Bond Insurances		\$953.00
HOA Software		\$205.38
PO Box Rental		\$204.00
Safe Deposit		\$20.00
Annual Kansas Filing		\$40.00
Financial Audit		\$150.00
Late Fee: 2020 Taxes		\$2,921.55
Tax Accountant		\$300.00
Website Fees		\$120.00
Yard of the Month (May-Sept)		\$125.00
Annual Garage Sale		\$80.00
Annual General Meeting		\$250.00
Annual Neighborhood Fall Event		\$600.00
Neighborhood Street Signage Project, 11 signs estimated	\$325 each sign	\$3,575.00
Newsletters (printing, postage, envelopes)		\$190.00
Office Supplies		\$100.00
Postage/Printing		\$300.00
WCA Trash & Recycling		\$50,293.00
		\$60,426.93

2021 Milburn Fields Annual Meeting Minutes

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 fundraiser 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, Eversource Senior Project Manager for Eversource spoke on considerations when going solar

- For 10 years, Eversource has cut back its use of coal and is moving toward renewable energy sources.
- Some statistics – Eversource 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.
- Eversource 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

