
Milburn Fields Board Meeting

November 3, 2022

Mission Statement:

The Milburn Fields HOA Board serves the members by maintaining and enforcing the by-laws in a manner consistent to uphold the value of the neighborhood, bring financial value to the members through reputable service contracts, and foster & grow a sense of community.

Milburn Fields HOA board gathered at the Panera at 75th and Antioch on November 3rd at 6:30 p.m. Alex Payne, Terra Herzog, Justin Wetterer, Traci Higbee, Sarah Hendrix, Trent Sorensen, and Jan Schwert were present. Alan Shipley and Bethany King attended the meeting as interested neighbors.

The minutes from our October meeting were presented. Alex moved and Terra seconded that they be approved.

We then discussed the Halloween costume parade and HOA party that we hosted on October 30th. We encouraged families who came to the party to bring donations for the 71st St. Tiny Pantry, which is just outside our neighborhood. These donations were appreciated by the family that hosts this free food pantry. Lessons learned for next year include: we should post the events in a time line so that it is clear when we will hold the various events; the games should be planned and organized in advance; we need to remind attendees to bring a chair if they want to sit. Each attendee was given a ticket when he/she came to the event and we drew 2 tickets for the two gift baskets that Terra put together. Overall, the event was very successful and those who attended appreciated the walking taco bar and ice cream truck.

Justin reported that we have \$22,291.32 in our bank account currently. All our outstanding bills and reimbursements have been paid related to the block party. He has set aside the money that the IRS has said that we owe due to having a late filing fee for our 990 tax form in 2020. The IRS has told us that they will take another 60 days to make a final decision on our request that they set aside our penalty.

We reviewed the list of new homeowners in the neighborhood and identified those who have not received a gift basket yet. Terra will put them together and she and Jan will deliver them.

We discussed the changes in the cost of our trash service in 2023. Alex was notified that there will be a 10% surcharge for fuel next year, making the monthly charge per home \$18.86. The contract that we signed in 2019 stated that we could anticipate a minimum 4% rate increase annually for our 5-year contract. We set our dues in 2019 based on that anticipated rate increase with the hope that we would not have to increase the dues for that period. Due to the increase in the price of gasoline, we are now looking at a 10% fuel surcharge. Alex is working with GFL to try to get that down a little bit. He will also explore some alternative trash servicers. He has already contacted Deffenbaugh and found that their rate is significantly higher than we are currently paying GFL. We would have to break our contract with

GFL as our current contract does not end until Dec. 2024 and there may be a penalty for that. In any case we are anticipating that we will have to raise our HOA dues a bit next year to cover the increased charge from GFL. We will have final figures by our December meeting.

We allow our members to pay dues through PayPal. We have been notified that their rates will go up next year as well. We lost \$1.20 this year for each household that uses PayPal to pay their dues. About 150 households paid through PayPal last year. We are looking for a way to have the households who choose to use PayPal pay that fee instead of raising dues even more for the HOA to cover that cost.

Alex has sent each board member a spreadsheet of every household in the neighborhood. Every year we go through the list of homeowners in MoneyMinder and verify that the property owner names are correct before we send out our dues letter at the end of the year. This check is to be done by Dec. 1st. Alex will draft a resident letter to send out once we have verified MoneyMinder. He will email the letter to those residents for whom we have an email address, and we will mail the letter to those who do not use email— about 60 residents currently.

Terra and Sarah are working on updating our by-laws. They are updating and correcting spelling, reformatting the document to make it easier to understand, and defining some of the terms used in the document, making them consistent throughout. They will finish this project by Thanksgiving so the board can review it. We will then send a final copy to the lawyer for his review. We will also add a plat map to the document. The finalized document will be presented for approval to our members at our annual meeting this coming spring.

Bethany raised some concerns that she has regarding our new policy of requiring someone on the board to review every post on our Facebook page before it is posted. After some discussion, Terra and Sarah agreed to get together with her to try to come to an understanding that makes her feel comfortable and complies with our board expectations for Facebook posts.

The meeting was adjourned at 8:30 pm. Our next meeting will be held at Panera on Dec. 1st.

Respectfully submitted,

Jan Schwert - Secretary