
Milburn Fields Board Meeting

November 2, 2023

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 2nd at 6:30 p.m. Alex Payne, Terra Herzog, Justin Wetterer, Traci Higbee, Sarah Hendrix, and Jan Schwert were present. Trent Sorensen resigned from the board, leaving us with only 6 members. Our first order of business was to vote to invite Emma Barton to join the board as our 7th member. Alex moved to bring her on to the board and Jan seconded. We unanimously voted to do so. Emma was ill so she was not able to attend this meeting, but she will be a board-elected member at the following meetings until our annual meeting when the neighborhood will have an opportunity to make her an official member.

We did not have enough board members at our October meeting to approve minutes, so the minutes for previous board meetings in July, August, and October and the minutes for the neighborhood meeting held in August were all presented for approval. Terra moved to accept the minutes and Justin seconded. They were approved by unanimous vote.

Justin presented the treasurer's report. He reported that we have enough cash available to cover expenses for this year without having to transfer funds from the HOA's annuities. We also discussed the increase in the cost of our trash service in 2024 and subsequent yearly dues increases needed to budget for next year's trash fees.

We had one new title transfer in October. Jan delivered Welcome Bags to 6 new residents of the neighborhood.

On 9/26/23 an anonymous complaint letter was sent to the Milburn Fields PO Box. The board took the following steps: Verified the status of each complaint against the Milburn Fields bylaws and Overland Park Municipal code. On 10/11/23 a follow-up conversation was held with the city codes supervisor, Mona Gilner. It was concluded that none of the items in the complaint violates any Milburn Fields bylaw or Overland Park City ordinance. As there are no violations, the board has concluded no action needs to be taken.

We are approaching the time of the year when we are required to verify all homeowner addresses prior to mailing out the end-of-year letter and the dues statement. Alex will compile a spreadsheet and divide it into sections for each board member to verify the current address information in MoneyMinder. Terra will print the letter to be mailed and prepare the mailing to be sent out at the end of December.

We are scheduled for a court hearing on the pending cases against the Board on November 14th. It will be a Zoom meeting at 2:30 pm. This is a rescheduling of the meeting that we were supposed to have had in October.

Our neighborhood fall gathering was cancelled due to inclement weather. We have decided to postpone that event until next May. We will discuss at our annual meeting in April what the neighbors who attend would like to do and plan for a spring event.

We would like to replace the 2 Milburn Fields neighborhood signs on the corners of 71st and Sante Fe and 71st and Lowell. Both signs are in poor condition. We will check with the property owners where the signs are located currently to make sure they do not mind them being in their yard. We will then determine how they can be replaced or if they should be permanently removed.

Respectfully Submitted,

Jan Schwert - Secretary