

Milburn Fields HOA 2024

Annual membership meeting

April 6th, 2024

1:30 pm



Board Introduction

Alex Payne - President

Sarah Hendrix - Member at large

Terra Herzog - Vice President

Traci Higbee - Member at large

Justin Wetterer - Treasurer

Emma Barton - Member at large

Jan Schwert - Secretary

Guest Speakers

We will have time for Q&A after speaker presentations.

Curt Skoog, Overland Park Mayor

- City News and Updates

Jermel Stevenson & Mike Burton, Johnson County Parks & Rec

- Marty Park project

Holly Grummert, OP City Council Ward 1

- Public Works Committee, FAED

Logan Heley, OP City Council Ward 1

- Public Safety, Community Development

Johnson County
Parks and
Recreation:
Marty Park Project

Mike Burton & Jermel Stevenson



MARTY PARK

APRIL 06th 2024

74TH ST.

CONSER ST.

1.68 ACRES

.50 ACRES

MARTY PARK 2.18 ACRES

EXISTING SITE



RETAINING
 (REMAIN)
 LOOP WALK
 NE STREAM
 PLAY AREA
 BEAM
 LOGS
 ASS ROOM
 TABLE
 40' DIA.
 NOVE
 100' D
 HELTER
 SAME AREA
 (IN HOLE FF)
 TROUGH
 NEW
 PARKING
 11 TOTAL
 PK
 INT



Process:
 Story
 Understand conditions
 Honor site (history/shade)
 Scale and proportion
 Active vs. Passive
 Goals
 Overprogram
 365

NEW SHAWL SHELTER 25'x25'
 EMBANKMENT SLIDE (USING EXIST. HILL)
 OVERLOOK: HILL PLAY CRAWL TUBE
 EVERGREEN SCREEN

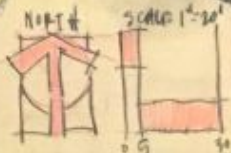
COMMUNITY GARDEN
 OPEN OR SPACE

EXISTING TREES
 TO REMAIN
 MEADOW

MARTY POOL CONCEPT SKETCH

• CITY OF OVERLAND PARK •

PARK SERVICES OCTOBER 21 19



EAST ANTIOCH ELEMENTARY
PLACE YOUR DOT HERE TO VOTE FOR
PLAY ELEMENTS IN THE PARK:



- Nature Play
- Playgrounds
- Berms
- Hill Play



PLAY

TOTAL



37

- Nature Play
- Playgrounds
- Berms
- Hill Play



13

- Pickleball
- Basketball
- Bocce
- Soccer



30

- Splash Pad



10

- Green Space
- Yard Games
- Reading Nook



20

- Comm. Flower
- Comm. Vegetable
- Pollinator
- Sensory



8

- Restroom



14

- Walking
- Exercise



7

- Shelter
- Pods
- Grills



Honor fire fighters
Native Landscaping ●

**Don't see something that you had in mind?
Jot it down to let everyone know.**

Splash Feature (I second this! Families in the area love this option!)

Dog park ●

In play area!

Activity Center

Water Reuse
for Community Garden!

● Inclusive Playground/Swings

● Orchard (Giving Grove)

Splash Feature but artistic & both Kid & Adult focused
Splash pad since our pool is being taken out!!
Splash or new pool!

Also consider a fountain

Remade into a small-child pool & sand play area, modernized

Preschool age play features

~~SPLASH FEATURE!!!~~

Basketball!

Sell the first 1/2 acre behind the legion to the adjacent property owners,
because NO ONE wants strangers coming up to their back fence line or
want the noise from a park or garden after years of this being
private property. ●●



NEW SMALL SHELTER 25
EMBANKMENT SUIDE (US
OVERLOOK HILL PLAY OF
EVERGREENS



EXISTING TREES
TO REMAIN

COMMUNITY
OPEN

MEADOW

IDEAS

Q & A

We will take 20-ish minutes to answer questions!

Milburn Fields HOA Items: Agenda

2023 Annual Meeting Minutes, *also available here:* <https://milburnfieldsop.com/home/annual-meetings-2>

2023 Treasurer Report Approval & 2024 Annual Budget Approval

GFL Trash contract update

Helping neighbors in the neighborhood

2024 Updates and planned events

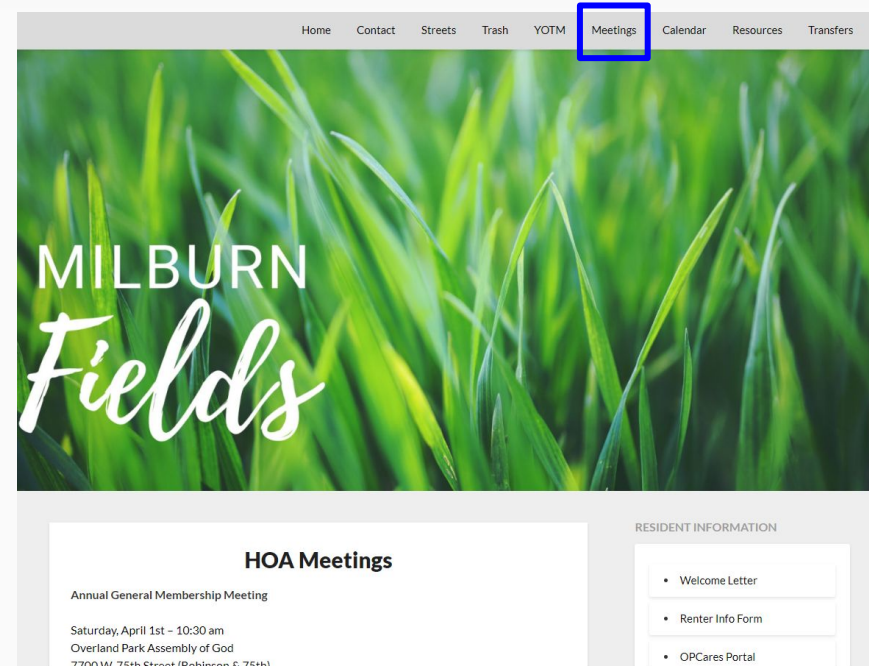
HOA Board Position Voting

2023 Annual Meeting Minutes:

Please review the minutes from last year's annual meeting. If there are any edits, please inform us.

As a reminder, all monthly Board meetings are open and meeting minutes are saved on the website:

<https://milburnfieldsop.com/home/annual-meetings-2>



The screenshot shows the website for Milburn Fields. The navigation menu at the top includes Home, Contact, Streets, Trash, YOTM, Meetings (highlighted with a blue box), Calendar, Resources, and Transfers. The main banner features a close-up of green grass with the text 'MILBURN Fields' overlaid. Below the banner, the 'HOA Meetings' section is visible, listing an 'Annual General Membership Meeting' on Saturday, April 1st at 10:30 am at the Overland Park Assembly of God. To the right, the 'RESIDENT INFORMATION' section contains links for 'Welcome Letter', 'Renter Info Form', and 'OPCares Portal'.

2023 Treasurer Report

2023 Milburn Fields HOA Income/Expenses

	Income		Expenses
Annual Dues - HOA	\$6,886.00	WCA Trash & Recycling Fee	\$60,279.47
Annual Dues - Trash	\$57,683.50	D&O and Bond Insurances	\$ 971.00
Late Fees	\$93.00	HOA Software	\$ 246.92
PayPal Fee (Balance Leftover)	\$261.57	PO Box Rental	\$ 248.00
Picnic rental refund	\$65.00	Safe Deposit Box Rent	\$ 20.00
Title Transfer Fee	\$750.00	Annual Kansas Secretary of State Filing Fee	\$ 40.00
		Website Fees	\$ 391.20
Income Totals	\$65,739.07	Annual General Meeting (non- printing, non-postage)	\$ 150.00
		Annual Neighborhood Picnic	\$ 65.00
		Bank Charges	\$ 16.80
		Legal Fees	\$ 3,544.00
		Miscellaneous	\$ 216.00
		Office Supplies	\$ 536.68
		Postage	\$ 189.00
		Printing	\$ 884.20
		Special Meeting (Day of)	\$ 200.00
		Special Meeting (Postage/Printing)	\$ 1,336.32
		Welcome Baskets	\$ 86.24
		Expenses Totals	\$69,420.83

2024 Budget and Accounting

Milburn Fields HOA Annuities

<u>Annuity Name</u>	<u>Current Total</u>
Annuity #1	\$5,899.87
Annuity #2	\$35,399.01

2024 Milburn Fields HOA Budget

<i>Funds available at beginning of financial year (01/01/2024)</i>		\$11,767.84
<u>INCOME</u>	<u>Budgeted Income</u>	
Annual Dues - HOA	\$3,192.00	
Annual Dues - Trash	\$64,106.00	
Late Fees	\$60.00	
PayPal Fee (Balance Leftover)	\$15.00	
Title Transfer Fee	\$750.00	
<u>EXPENSES</u>		<u>Budgeted Expenses</u>
WCA Trash & Recycling Fees		(\$63,028.32)
D&O Insurance and Bond Insurance		(\$971.00)
HOA Software		(\$260.00)
Annual Kansas Secretary of State Filing Fee		(\$40.00)
PO Box Rental		(\$248.00)
Annual Outside Financial Audit		(\$200.00)
Website Fees		(\$250.00)
Projected Legal Fees		(\$3500.00)
Neighborhood Event		(\$500.00)
Annual General Meeting		(\$50.00)
Annual Garage Sale (New Signs)		(\$80.00)
Bank Charges		(\$15.00)
Newsletters - Non-email residents (printing, postage, envelopes)		(\$50.00)
Office Supplies		(\$350.00)
Postage		(\$350.00)
Welcome Baskets		(\$90.00)
Yard of the Month Gift Cards		(\$175.00)
Grand Totals	\$68,123.00	(\$70,027.32)

GFL Trash: New Contract

Notes:

The same weekly pickup for
trash, recycling, and yard waste

Same pickup day - Friday

What's New?

- Bulky item pickup at GFL now matches OP city ordinance
 - 1 free item pickup a year
 - GFL can no longer accept 1 per quarter
- Yard Waste
 - GFL as a company is protecting their employees safety by including language that says brown bags are only accepted (or bundled sticks)
- Contract is for 60-months
 - Pricing increases of 6% annually to be expected

Ask: do we want new monument signage?

Note:

The HOA could research pricing and include it as a voting item for the 2025 budget.

A neighbor approached the Board with a request / question on the neighborhood's desire to install new monument signage (as the current wooden signage is in visible disrepair).

Also, as noted in the planned budget, we plan to update our garage sale yard signage this year.



Ask: Neighbors Helping Neighbors

Neighbors Helping Neighbors



"Partnering the needs of some with the willing hands of others"

Neighbors Helping Neighbors is a City of Shawnee volunteer program that helps eligible residents maintain and remain in their home. Neighbors Helping Neighbors connects volunteers, volunteer groups, and organizations with eligible Shawnee residents whose homes require maintenance and/or repair.

The Board is in early discussions with the Neighborhood Executive Committee (NEC) to see if there is interest with residents of Milburn Fields (and other communities) to pilot a program similar to what Shawnee offers:

www.cityofshawnee.org/residents/volunteer_opportunities/neighbors_helping_neighbors

2024 Neighborhood Events: Block Party

Block Party is (re)scheduled!

- Saturday, May 4th at Antioch Acres Park Shelter
 - *Rain or shine*
- HOA will supply hot dogs, buns, and condiments
- Please bring a side or dessert
- We will have yard games in addition to the pickleball courts and tennis courts
- Any suggestions?

Neighborhood Bulky Item Pickup

Now that the City no longer organizes a bulky item pickup, the Board will coordinate a Saturday pickup for GFL truck curbside pickup.

We will create a sign-up registration that will be required if you choose to set out 1 item. Only one bulky item allowed. Extra items \$50 each.

Voting recorded last year indicated most desired a date in October.

2024 Neighborhood Events:

Weekend Garage Sale:

In past years, the neighborhood garage sale was held in October. Are there any suggestions on when we hold this year's event if we plan a bulky item pickup?

Yard of the Month: (May-September + Halloween and Holiday)

Bragging rights included. In an effort to help keep our neighborhood looking beautiful, the HOA will award a winner each spring & summer month for the best-looking house, yard, flowers, etc! Winners can win again, but we want to spread the love.

By-laws Reformatting Project

Reminder:

www.milburnfieldsop.com

In previous years there was a line item in the budget to reformat the HOA by-laws document based on the recommendation of our HOA attorney. The amendments made to the by-laws over the years were not written to be compliant.

The Board has decided to put this project on hold for the time being.

RESIDENT INFORMATION

- Welcome Letter
- Renter Info Form
- OPCares Portal
- Milburn Fields By-Laws
- KS Homeowners Bill of Rights
- KS Open Meetings Act
- Court Petition 2023



HOA Board Position Voting

- Jan Schwert (1-year term election)
- Emma Barton (2-year term election)
- Open Position (2-year term election)
- Open Position (2-year term election)

Volunteers welcome!

Contact Us!

Email:

milburnfieldsjoco@gmail.com

Website

www.milburnfieldsop.com

NextDoor App:

Milburn Fields and/or 75th Street



Final Q&A

thank you from the board :)

