
Milburn Fields Board Meeting

July 11, 2024

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 gathered at the Panera at 75th and Antioch at 6:30 p.m. on 07/11/24. Alex Payne, Justin Wetterer, Emma Barton, and Jan Schwert were present. Traci Higbee and Bethany King attended as residents of the HOA.

Meeting Minutes to approve

- Our first order of business was to approve the minutes from our March meeting. Alex Payne moved to approve and Justin seconded. Minutes were approved.

Board Positions

- Traci Higbee left the board last spring due to a health issue. She is now much better and would like to come back to the board. We are still down 2 members, so we will vote next month to bring Traci back to the board and to accept a new member, Sheila Meyer, who has volunteered to serve.
- We also discussed officer positions. Current officers will remain the same – Alex will be president, Justin will be treasurer, and Jan will continue as secretary. Sarah Hendrix has said that she will accept the role of vice president. She was not able to be at this meeting as she was out of town.

NEC July Meeting Recap

- Alex gave a recap of the July NEC meeting which he attended. He received a chart showing the neighborhood demographics and the neighborhood profile for Milburn Fields. Items of particular interest were as follows:
 - In 2023 18.8% of the homes in our neighborhood were rentals; in 2019 15.8% were rentals.
 - In 2023 the median home value was \$261,650.00; in 2019 the median value was \$172,850.
- OP Cares tickets – 85% of the tickets that are submitted are submitted anonymously. When someone is issued a ticket for a violation, currently if they want to dispute the ticket it is a legal process. The city is looking at going to codes mediation so there is the option of avoiding legal fees and going through a mediation process which would be free.

Treasurer's report

- Justin gave the treasurer's report for April - June since we have not had a board meeting since our Neighborhood Annual Meeting in March. The complete report is available upon request.

- We have 2 homes in the neighborhood that have changed ownership – 7118 Newton and 7518 W. 72nd Terr.
- One of the homes that sold in June (7118 Newton) had a lien on it for unpaid dues. No one was aware of this lien because it was put on the property long before any of the current board members were on the board and it was not recorded in any known documents. We settled with the seller of the property as they claimed that they had paid the lien in full. The treasurer at the time of these transactions is no longer alive and we had no way of confirming or disputing the claim.

GFL Contract change

- Alex confirmed that GFL will no longer pick up yard waste in trash containers. It must be bagged or bundled.

Signage Proposals

- Our current yard sale signs are several years old and need to be replaced. It is more cost effective to buy signs in bulk, so we are looking to get 8 new yard sale signs. Our yard sale this year is scheduled for September 27th and 28th.
- We also want to replace our YOM signs and purchase signs to put up to remind neighbors when dues are due in January. It seems many neighbors miss our announcements through email and through our newsletter. It would be one more way to nudge people to pay their dues. We will purchase 2 YOM signs and 5 Dues reminder signs.

August Newsletter ideas

- Back to school announcement
- Chalk the Walk contest – OP is offering to provide sidewalk chalk to families with children ages 9-13. The children can draw pictures to spread joy and optimism with neighbors. We are going to encourage the children in our neighborhood to chalk the sidewalk on 72nd Terr between Robinson and Newton and enter it into the contest. Neighbors are welcome to draw pictures on their own property and enter them into the contest as well. We will schedule the drawings on 72nd Terr. for the week of Aug. 3rd; if the weather does not cooperate, we will do it the week of Aug. 10th. The contest ends on the 15th and judging takes place the week of Aug. 16th.
- “Neighborhood Watch” letter – we were made aware of a letter that was sent to one of our neighbors in the name of “Neighborhood Watch”. The letter was discriminatory and very offensive to the family to which it was addressed. We have no neighborhood watch in Millburn Fields and the board is offended that someone would address a letter under that name and refuse to sign the letter. We have all reached out to the family that received the letter and made it clear that we do not sanction the letter. There is no action that we can take as none of the complaints raised in the letter violate city code.

Next meetings

- September meeting will be September 12th at the Panera at 75th and Antioch.
- We have a tentative meeting scheduled if needed on Oct. 3rd

The meeting was adjourned at 7:00 pm and we went into executive session to discuss our D&O Insurance policy renewal.

Respectfully submitted,
Jan Schwert, Secretary