



Milburn Fields Homeowners Association Annual Meeting:

Sunday, April 6, 2025 - 2:30 pm

Agenda and Meeting Topics

1. Presentations with Q&A
 - a. Holly Grummert, Ward 1 City Council
 - b. Logan Heley, Ward 1 City Council
 - c. Mike Burton, Johnson County Parks and Recreation
2. Hello, Neighbor postcard initiative
3. GFL Trash Reminders
 - a. Bulky Item Pickup
4. HOA Updates and Events
5. HOA 2024 Annual Meeting Minutes approval
6. HOA 2024 Treasurer Report approval
7. HOA 2025 Annual Budget approval
8. HOA Board Position Voting

Board Member Elections – We welcome homeowners to volunteer to serve on the board!

- Alex Payne (2-Year Term)
- Sarah Hendrix (2-Year Term)
- Justin Wetterer (2-Year Term)
- (OPEN) (2-Year Term)

Voting Rules

Each home can cast one ballot. Homeowners and trustees are eligible to vote. All ballot votes will be counted after the meeting to ensure only 1 ballot per address is counted. Results will be announced at the end of the meeting. Please do not vote until after the meeting as we may add names to the ballot for additional board candidates.

Thank you for attending!

Your Volunteer Milburn Fields HOA Board Members

Milburn Fields Annual Meeting

April 6, 2024

President Alex Payne called the 2024 annual meeting to order at 1:35 pm on April 6, 2024. Alex introduced the current board members. In attendance were Alex Payne, Terra Herzog, Justin Wetter, Emma Barton, Sarah Hendrix, and Jan Schwert.

We then heard from our 4 guest speakers:

- Mayor Skoog updated us on city news.
 - Framework OP – a comprehensive plan for city growth for future development. It explores topics such as housing, population, parks and recreation, community services and economic trends.
- Jermel Stevenson, the director of Parks and Rec, updated us on the plan for changes to city parks and rec facilities.
 - The city has a 20-year master plan to bring together all the city parks. There is also a desire for more event spaces and programs in our parks. There is also a forestry master plan which looks at the types of trees in the city, with a special emphasis on diversity.
 - The item of most interest to our neighborhood is the Marty Pool, which will be demolished later this summer and replaced with a small neighborhood park. There are no definite plans yet. Sarah Hendrix, Faith Henry, and Cindy Harris volunteered to be on the committee that will look at options for the park. It is scheduled to open summer of 2026.
 - The new fire station is scheduled to open later this summer.
 - Antioch Acres Park, which is a short distance from our neighborhood, is scheduled for an upgrade next year – new rest room facilities and a new shelter.
- Logan Healy, OP City Council Ward 1, told us that the city is studying options for the 79th St. corridor – changes to make it more friendly for bikers and walkers. There is also discussion around adding a south entrance to Antioch Park to make it more accessible for bikers and walkers.
- Holly Grummet, OP City Council Ward 1, spoke about public works and FAED (the Finance, Administration + Economic Development Committee).

After the speakers, we began the business portion of our meeting. The minutes from our meeting in 2023 were presented and accepted. Justin presented the Income/Expense report for 2023 and our 2024 budget. The vote to accept/reject these items was on the ballot. They were both accepted.

- Bulky item pick-up – Each neighbor can call GFL one time per year to have 1 bulky item picked up for no charge.
- Neighbors-helping-neighbors – This program offers resources for older homeowners who need help with yard work or property repairs. NEC would like to have a neighborhood set up a pilot program. The city of Shawnee currently has this program, and it is something that the board is interested in looking into.
- Rescheduled block party - We had planned a block party last fall for Halloween, but after rescheduling twice due to the weather, we postponed it until May. We will meet at Antioch Acres Park on May 4th. The HOA will grill hotdogs and provide buns and condiments. Attendees will be asked to bring a side dish or dessert and a chair for seating. There are tables and benches in the pavilion, but extra seating may be needed if we get a large turnout.
- New Garage Sale Weekend signage – When we made our current signs, our neighborhood garage sale was held Thur. – Sat. The last several years we have held it Fri. and Sat. The signs have been used for many years and are not in good shape. We will replace the signs announcing a Weekend garage sale that can be reused year to year.
- Updated neighborhood monument signage – we have neighborhood signs on 2 corners of our neighborhood which are not in good repair. One sign is at 71st and Lowell and another is at 71st and Santa Fe. There was a question on the ballot asking if the neighborhood wanted us to investigate this and the question was passed. We will investigate replacing those signs in 2025.
- By-laws update project – we have paused the work on the project to reformat our by-laws for now. It may be restarted in the future.

Each homeowner was given a ballot when they signed in. We have 4 positions open on the board. Only 2 neighbors volunteered to serve. Jan Schwert ran for a 1-year term to replace Trent Sorensen who resigned. Emma Barton ran for a 2-year term. Both were elected to serve.

Meeting was adjourned at 3:00 p.m.

Respectfully submitted,
Jan Schwert

Milburn Fields HOA FY 2024

Treasurer's Report

01/01/2024 - 12/31/2024

INCOME	Income
Annual Dues - HOA	\$3,010.59
Annual Dues - Trash	\$59,087.20
Late Fees	\$25.30
PayPal Fee (Balance Leftover)	\$23.39
Title Transfer Fee	\$850.00
Early Dues Carryover	\$1,784.85
TOTALS	\$64,781.33

EXPENSES		Expenses
<i>Operating Expenses</i>		
> GFL Trash & Recycling Fee		\$63,342.86
> D&O and Bond Insurances		\$1,081.42
> HOA Software		\$268.22
> PO Box Rental		\$256.00
> Website Fees		\$167.88
Legal Fees		\$657.00
Office Supplies (includes Printing)		\$70.76
Postage		\$225.50
Annual Garage Sale		\$328.06
Annual Neighborhood Picnic		\$295.85
Bank Charges		\$16.95
Refunds		\$100.00
Welcome Baskets		\$233.51
Resident Returned Check		\$253.00
Refunded Purchase		\$11.44
TOTALS		\$67,308.45

Starting Bank Balance 1/1/24 \$11,988.03
Ending Bank Balance 12/31/24 \$9,460.91

2025 Milburn Fields HOA Budget

<i>Funds available at beginning of financial year (01/01/2025)</i>	\$9,460.91
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<u>Income</u>	<u>Budgeted Income</u>
Annual Dues - HOA	\$3,180.00
Annual Dues - Trash	\$66,555.00
Interest Income	\$550.00
Late Fees	\$50.00
PayPal Fee (Balance Leftover)	\$70.93
Title Transfer Fee	\$750.00
Income Totals	\$71,155.93

<u>Expenses</u>	<u>Budgeted Expenses</u>
GFL Trash & Recycling Fee	(\$66,555.00)
D&O and Bond Insurances	(\$1,081.42)
HOA Software	(\$260.00)
PO Box Rental	(\$232.00)
Annual Kansas Secretary of State Filing Fee	(\$40.00)
Annual Outside Financial Audit	(\$200.00)
Website Fees	(\$250.00)
Office Supplies (including Printing)	(\$250.00)
Newsletters - Non-email residents	(\$100.00)
Postage	(\$200.00)
Annual General Meeting	(\$100.00)
Annual Neighborhood Picnic	(\$500.00)
Bank Charges	(\$15.00)
Welcome Baskets	(\$100.00)
Yard of the Month Gift Cards	(\$175.00)

Grand Totals	\$71,155.93	(\$70,058.42)
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Milburn Fields HOA Annuities

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