
Milburn Fields Annual Meeting

April 6, 2025

President Alex Payne called the 2025 annual meeting to order at 2:35 pm on April 6, 2025. We met at the JOCO library on 87th St. Alex introduced the current board members. In attendance were Alex Payne, Justin Wetter, Traci Higbee, Sarah Hendrix, Sheila Meyer, and Jan Schwert.

We then had 3 guest speakers. Holly Grummert and Logan Healy who are our 2 representatives on the City Council, and Mike Burton – from Overland Park Parks and Rec.

- They updated us on street projects throughout Overland Park, updates that are continuing the Young's Pool facility, phase III of the Ash tree removal project, the upgrade of the Farmer's Market space.
- The new fire station opened in 2024, and we saw the preliminary plans for the new neighborhood park which will replace the Marty Pool, which has been closed for the last 3 years.
- The Arbor Daly Foundation has named Overland Park a Tree City USA again in 2024.
- Antioch Acres Park will get a new playground, shelter, and restroom facilities in 2026. The playground will have synthetic turf instead of wood chips.

We had a Q&A time after the presentations where there were many questions from the audience.

HOA meeting Agenda

- JoCo Dept. of Health and Environment program
 - Johnson County is encouraging neighbors to get to know each other and build a sense of community. You can pick up printed cards at JoCo libraries. You put your contact information on the card and hand it out to neighbors to invite them to contact you in an emergency or when needing a helping hand.
- GFL Trash Reminders and Bulky Item Pickup
 - Reminder that trash pickup can begin as early as 7:00 a.m. The holiday schedule is listed on the MF website.
 - All yard waste must be in brown waste bags or tied in bundles no longer than 4' in length.
 - You can request a free bulky item pickup once a year. This matches the OP city ordinance.
 - We have a 60-month contract with GFL, with anticipated price increases of 6% each year. This includes trash, recycling, and yard waste.
 - We are planning to set up a neighborhood bulky item pickup. You will be required to register for the pickup and provide a description of the item. There is a limit of one item per household and a \$50.00 charge for any additional items. There is a question on ballot asking when you would like us to schedule the bulky item pickup.

- 2025 Updates and planned events
 - Neighborhood block party – We are open to suggestions for our block party. Last year we held a picnic at East Antioch Park. In previous years we held parties at Halloween so people could come in costumes if they wanted, and we held a contest for best costume for the kids. Discussion revealed that many of the neighbors wanted to return the party to our neighborhood instead of going to the park.
 - Weekend yard sale – In the past we have done a neighborhood yard sale in late September, the weekend of the OP Fall Festival. There was no discussion that pointed to changing that.
 - Yard of the Month – We will continue with our Yard of the Month award. We choose a home in the neighborhood each month from May – September to award a \$25.00 gift card for best yard. In October and December, we give an award for best holiday decorations.
- 2024 Annual Meeting Minutes – a copy of the minutes was provided to each household in attendance. There is a question on the ballot to approve the minutes.
- 2024 Treasurer Report and 2025 Annual Budget – Justin went over the treasurer report and budget. We provided a document to each attendee when he signed in, showing a list of all of the legal fees included in last year's budget. They are all related to questions that were sent to our HOA lawyer by the party suing the board. She has been asked to send an email to our HOA mailbox if she wants information or has questions. The legal fees included in our treasurer's report from 2024 are in no way related to the board using our HOA lawyer for the lawsuit. All of those fees are being covered through our D&O insurance. There is a question on the ballot to approve both the 2024 Annual Treasury Report and the 2025 Annual Budget.
- HOA Board Voting – A ballot was given to each household that attended the meeting. We also notified the neighbors that if they could not attend the meeting, they could get a ballot by contacting the board. They could complete the ballot and return it by the date of our meeting, and it would be counted.

The business portion of our meeting lasted until 4:30. The library closes at 5:00, so we took time at end of the meeting for Q&A, but also used the time left to count the voting ballots and put away tables and chairs in the room. We asked two neighbors who have no connection to the board to count ballots. Alex Payne, Sarah Hendrix, and Justin Wetterer were approved for 2-year terms. Jan Schwert resigned from the board after serving multiple terms. We are still short one board member.

Respectfully Submitted,

Jan Schwert - Secretary