

# *Bel-Air Heights Homeowners Association Annual Meeting*



**June 21, 2016**

# Agenda

- Welcome
- Introduction of the Board
- City Council Members Presentation
- Minutes June 23, 2016 Annual Meeting - Vote
- Proposed By-Laws Revision – Vote
- Board Nominations and Elections - Vote
- Committee Reports / Upcoming Events
- Prize Drawing



# Welcome and Introductions

## Board of Directors

### Officers

- President – Rick Jarrold
- Vice President – Terry Lodge
- Treasurer – Jon Meinke
- Secretary – Jakob Waterborg

### Members at Large

- Mathew Akers
- Doug Brown
- Andrew Lyman
- Heidi Peterman
- Carol Wagner



# Overland Park City Councilmen Ward 2

Councilman Paul Lyons



Councilman Curt Skoog



# HOA Board of Directors

- Responsible for Managing HOA & Finances
- Act on Behalf of HOA
- Monthly Meetings
- One Year Terms
- Oversee Issues of importance to Membership
- Elected annually by Membership



# By-Laws Revision

## Number of Board Members

### Current By-Laws – Article V, Section 1

- Board of Directors and Officers
  - Officers (Four)
    - President, Vice President, Treasurer, Secretary
  - At Large (three)
- Number of Board Members is fixed at seven (7)



# By-Laws Revision Vote Required (Motion)

## Proposed Revision - Article V, Section 1

- Board of Directors and Officers
  - Officers (Four)
    - President, Vice President, Treasurer, Secretary

→ ■ At Large (Up to five)

→ ■ May be up to nine (9) Board Members



# Current Board of Directors

## Officers

- President – Rick Jarrold
- Vice President – Terry Lodge
- Treasurer – Jon Meinke \*
- Secretary – Jakob Waterborg

## Members at Large

- Mathew Akers
- Doug Brown
- Andrew Lyman
- Heidi Peterman
- Carol Wagner





# HOA BOARD of Directors Nominations and Elections

- Existing Board Members
- Additional Nominations from Floor
- Vote: Officers
- Vote: At Large Members



# Committees and Project Reports

- Financial Report  
Treasurer
- Trash Program
- End Cap Report
- Welcome & Social  
Committee
- Neighborhood Watch
- Neighborhood  
Executive Committee
- HOA Website  
[Belairheightsop.net](http://Belairheightsop.net)



# Treasurer's Financial Report

- Treasurer Responsible for Overseeing HOA Finances
- Monthly Financial Report to Board
- Two Signature Policy on All Check



# Treasurer's Report 2015-2016

Fiscal year April 2015 – March 2016  
Operating Statement

Income:	\$108,371.01
2016 Early dues	<u>\$17,460.00</u>
2015 Income	<b>\$90,911.01</b>
Expenses:	
Directories	\$(1,019.30)
End Cap	\$(11,185.82)
Office	\$(755.22)
Insurance	\$(916.00)
Landscape	\$(664.00)
Social Committee	\$(370.65)
<u>Trash</u>	<u>\$(71,666)</u>
Total Expenses:	<b>\$(86,576.60)</b>
Surplus / (Deficit)	<b>\$4,334.41</b>



# Treasurer's Report 2015-2016

## Statement of Accounts

Beginning Balance:	<b>\$14,760.23</b>
Plus Income	\$108,371.01
Minus Expenses	\$(86,576.60)
Ending Balance:	<b>\$36,554.64</b>



# Trash, Recycling and Yard Waste Program Previous Deffenbaugh Contract Ended March 30, 2016

- \$206+ per year per household per year
- Dues only \$200 per household per year
- Competitive Process for New Contract
- Quotes from Three Vendors



# Trash Program

## New Contract - April 1, 2016

- Award to Deffenbaugh Industries
- Reduced Rate Per Home per month
  - 5 Year Contract – Max 3% annual increase!
- Dues Reduction for HOA Members!
- Price Stability Going Forward !





<https://www.deffenbaughinc.com>

- Single large item pickup at no cost - Quarterly Starting Friday June 24!
- Pick-up Day to Tuesday in July
- Email & Phone Alert Signup
- City Ordinance: Containers at curb no more than 24 hrs. before & after pickup





# End Cap Sign Project

- Bel-Air Heights Signs
- Remaining Issues
- Rolling Hills Markers



# Welcome and Social Committees

- Events

# Overland Park Neighborhood Executive Committee

# Bel-Air Heights HOA Web Site

[www.BelAirHeightsOP.net](http://www.BelAirHeightsOP.net)

**Your source for information on the HOA**

**Please Contact the HOA Secretary with  
comments and suggestions at:**

**[BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)**



### Home

- HOA map
- Mission Statements
- Calendar
- Contacts
- Resources & FAQs
- Information
- HOA Board
- Committees
- Classifieds

Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)



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## Welcome to the Bel-Air Heights website

The Bel-Air Heights HOA (Home Owners Association) welcomes you to our website.



This site is a resource for you as a member of our association.  
It is offered as help to you as a new home owner in our neighborhood.  
It is a contact forum for Board Members who can be contacted for help.  
It offers information for those who are thinking about purchasing their home in our neighborhood.

**Agenda** for the **2016 HOA Annual Membership Meeting** on Tuesday **June 21** at 7:00 p.m.

Use the **Suggestion Box** and give us your feedback and ideas.  
And look for scheduled events and committee meetings on the **Calendar**

### Overland Park Neighborhood Programs



Neighborhood Programs  
April 2016  
e-Newsletter

3-on-3 Basketball Classic (May 14-15)  
April is **Fair Housing Month**

### MOVIE NIGHT on Sat. June 11

8:00 pm on the Bethany Lutheran Church  
(9101 Lamar) Parking Lot



### NOW 3 MAJOR DEVELOPMENTS NEARBY:

The **Gateway Plaza makeover**: a \$97M plan (2/2/2016): Overland Park public hearing on **March 16**.

The Prairie Village plans for **Meadowbrook park and development** move forward with unanimous PV City Council approval: details and some modifications are made (December 7, 2015).

**Vision Metcalf-95th St Development**: Big Box Plans Don't Fly

Who will blink first? **August 19: The Lane 4 developer throws in the towel.**  
What will Overland Park do?



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Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)

Do you take pictures  
at HOA events?

Let us know (email!)  
We want to share them on-line!



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## Calendar

Meetings of HOA Membership and of HOA Directors (public meetings)  
Events scheduled by HOA neighborhood Committees and other Groups  
Scheduled committee Activities  
Overland Park scheduled Activities  
If applicable, include links to meeting agenda, minutes, report(s) and handout(s)  
Email [webmaster](mailto:webmaster@WaterborgJ@umkc.edu) at [WaterborgJ@umkc.edu](mailto:WaterborgJ@umkc.edu) to add calendar entries



### Recent events: 2015

June 23, 2015	HOA Annual Membership Meeting	<a href="#">presentations and reports</a>
September 27, 2015	Street Meet	<a href="#">pictures</a>
February 6, 2016	Pancake Breakfast	<a href="#">pictures</a>

### Upcoming events: 2016

Sat May 14 at 9:00 am	Directors <b>Board Meeting</b> at 5512 W 92nd Street (Andrew's house).
Mon May 23 at 6:30 pm	Meeting of the <b>Social Committee</b> at 9301 Woodson (Rebecca's house).

Sat June 11  
at 8:00 pm

### MOVIE NIGHT

at **Bethany Lutheran Church**, 9101 Lamar.  
Movie **Princess Bride** begins at 8:30 pm.  
*popcorn, snack and water provided*  
Bring other non-alcoholic beverages  
**Bring your own lawnchairs or blankets!**



Wed June 15  
- Sat June 18

### Neighborhood GARAGE SALE

on the same dates as the Nall Hill's neighborhood Garage Sale.

Tue June 21  
at 7:00 pm

### HOA Annual Membership Meeting for 2016

at **Bethany Lutheran Church**, 9101 Lamar.

**Agenda** and other information and handouts will be posted as soon as available.

Fri June 24

Quarterly "**One Bulky Item**" pickup by Deffenbaugh.  
See web page with details and instruction:  
**What Deffenbaugh WILL and will NOT pick up!!**



Home  
Calendar  
Contacts  
**Resources & FAQs**

- [Frequently Asked FAQ](#)
- [FAQ page 2](#)
- [FAQ page 3](#)
- [FAQ page 4](#)
- [Trash Contract FAQ](#)

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Email: [BelAirHeightsHOA@gmail.com](mailto:BelAirHeightsHOA@gmail.com)



What is '[Nextdoor](#)' ?



**Deffenbaugh-WM**

[Trash Contract information](#)

## Resources

### Utilities

**Electric**

Kansas City Power & Light (KCPL): 816-471-5275

**Fiber**

Google Fiber and AT&T

**Cable Internet**

AT&T U-Verse: 800-288-2020

Consolidated Communications (SureWest): 913-825-3000

Time Warner Cable: 913-451-6464

**Trash**

HOA group contract with **Deffenbaugh / Waste Management** (fee is part of HOA dues): 800-631-3301 or 913-631-3300

**Telephone**

AT&T: 800-288-2020

SureWest: 913-825-3000

Time Warner: 816-743-2417

**Sewer**

Johnson County Wastewater: 913-715-8500

**Water**

WaterOne: 913-895-1800

**Natural Gas**

Kansas Gas Service: 800-794-4780

### Overland Park

[OP Resident Resources](#)

[Resources for Aging and Accessibility Services](#)

City Hotline:  
913-895-5160

Overland Park's **handouts** and **flyers**,  
collected for you in a [single page!](#)

Use the **OPCares** site for Customer Service Requests like fixing a pothole, reporting a broken traffic signal or street light, a property code violation, speeding and more.

### Ward 2 Council Members



**Council Member: Paul Lyons**

9928 Hadley, Overland Park, KS 66212

phone: 913-649-5814

email: [Paul.Lyons@opkansas.org](mailto:Paul.Lyons@opkansas.org)



**Council Member: Curt Skoog**

9505 Linden, Overland Park, KS 66207

phone: 913-895-6108

email: [Curt.Skoog@opkansas.org](mailto:Curt.Skoog@opkansas.org)

Get the  
**TRASH  
UPDATE  
handout!**



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What is expected of  
HOA Directors?  
Our [expectations](#)

## Board Officers - Bel-Air Heights Home Owners Association

The 2015/2016 HOA Board (Composition per January 1, 2016)



**President**  
**Rick Jarrold**  
[jarroldrc@kc.surewest.net](mailto:jarroldrc@kc.surewest.net)  
913-381-1543



**Vice-President**  
**Terry Lodge**  
[tmlodge@hotmail.com](mailto:tmlodge@hotmail.com)  
937-776-4657



**Treasurer**  
**Jon Meinke**  
[jmeinke@aol.com](mailto:jmeinke@aol.com)  
816-695-9904



**Secretary**  
**Jakob Waterborg**  
[WaterborgJ@umkc.edu](mailto:WaterborgJ@umkc.edu)  
913-219-5414



**Member at-large**  
**Doug Brown**  
[DBrown15910@gmail.com](mailto:DBrown15910@gmail.com)  
913-381-5503



**Member at-large**  
**Andrew Lyman**  
[AndrewL@reecenichols.com](mailto:AndrewL@reecenichols.com)  
913-909-2779



**Member at-large**  
**Heide Petermann**  
[hpetermann@kc.rr.com](mailto:hpetermann@kc.rr.com)  
913-381-9336



**Member at-large**  
**Carol Wagner**  
[cwagner6469@gmail.com](mailto:cwagner6469@gmail.com)  
913-383-9357

**ALWAYS with contact information!**  
**Tell us what we need to know!**



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## Reports: Annual Meeting, HOA Board & HOA Committees

HOA *Organizational Structure* and Expectations of members

- Social Committee** April 18 meeting in Conroys Pub, 95th and Nall: [Minutes](#)
- Board Meeting** April 16, 2016: Minutes are available upon [email](#) request.
- Board Meeting** March 19, 2016: Minutes are available upon [email](#) request.
- Social Committee** March 15 meeting in Conroys Pub, 95th and Nall: [Minutes](#)
- Board Meeting** February 20, 2016: Minutes are available upon [email](#) request.
- Social Committee** February 15 meeting in Conroys Pub, 95th and Nall: [Minutes](#)
- Neighborhood Watch** January 26, 2016 committee meeting in Conroys Pub on 95th Street
- Social Committee** January 18, 2016 meeting in O'Neills, 95th and Mission: [Minutes](#)
- Board Meeting** January 17, 2016: Minutes are available upon [email](#) request.
- Board Meeting** December 13, 2015: Minutes are available upon [email](#) request.
- Social Committee** December 7, 2015 meeting in O'Neills, 95th and Mission: [Minutes](#)
- Board Meeting** November 15, 2015: Minutes are available upon [email](#) request.
- Social Committee** November 13, 2015 meeting in O'Neills, 95th and Mission: [Minutes](#)
- Welcome Committee** November 8, 2015 meeting at Panera's, Corinth Square: [Minutes](#)
- Board Meeting** October 4, 2015: Minutes are available upon [email](#) request. ([Agenda](#))
- Welcome Committee** September 19, 2015 meeting at C. Wagner's house: [Minutes](#)
- Social Committee** August 31, 2015 meeting in Conroy's Pub to prepare for the **STREET MEET** on Sunday, September 27, 2015: [Minutes](#)
- TRASH RFP** August 29, 2015 meeting: [Agenda](#), [Trash RFP scope](#) and meeting [Minutes](#).
- Social Committee** August 12, 2015 meeting in Conroy's Pub to prepare for the **STREET MEET** on Sunday, September 27, 2015: [Minutes](#)
- Board Meeting** August 9, 2015: Minutes may be available upon [email](#) request. ([Agenda](#) and [handouts](#))
- Social Committee** July 15, 2015 meeting in Conroy's Pub to prepare for the **STREET MEET** on Sunday, September 27, 2015: [Minutes](#)
- 2015 Annual HOA Meeting** **June 23, 2015** 7:00 pm, Bethany Lutheran Church
  - Meeting [Agenda](#) and [Presentation](#) on current HOA situation and new website
  - New HOA [Bylaws](#) were accepted
  - New slate of HOA [Directors](#) for 2015/2016 was elected
  - HOA 2015 [Financial Report](#)
  - [Presentation](#) on Trash Hauling Contract renewal
  - Distribution of the new Neighborhood Directory.
  - Meeting [Minutes](#)

# **Volunteer Opportunities!**

**Board and Committee Meetings are  
Announced on the Website**

**Participation Welcome!**

# Prize Drawing!

**Thank you to local merchants  
that contributed!**