

Bel-Air Heights Home Owners Association

Minutes of 2018 Annual Membership Meeting

Tuesday June 19, 2018

7:00p.m. – 9:00p.m.

- Meeting was opened at 7:02 p.m. with welcome by HOA President Rick Jarrold. Attendance of 40 neighborhood residents, representing 354 HOA residences, and 5 guests.
- Introduction of the Board.
- Jeff Stewart, Deputy Director of Johnson County Parks and Recreation, presented an extensive overview of the Meadowbrook facilities and Park under construction (presentation and drone fly-over movie are presented on the website). Many questions were asked and answered.
- Paul Lyons, Overland Park City Council member, promoted the new video streaming of city council and committee meetings and offered his extensive knowledge of local developments underway: 95th and Metcalf; Lane4 and the Kmart/French Market; Promotory Point; downtown Overland Park; and the 1.5B\$ multi-year Brookridge project near 103rd Street and Antioch, including TIF financing and traffic/road improvements. Additional discussions: Google's right to dig in our easements, not needing any permission; Complaints on road deterioration, gutter washouts and chipseal; The start of storm sewer work at 94th Terrace and Lamar in July/August.
- After a break, the Minutes of the 2017 Annual Meeting were approved by voice vote.
- The new Board for 2018-2019 was voted in by voice vote on officer and member nomination slates:
 - Officers: President Terry Lodge, Vice-President Doug Brown, Treasurer Mike Wirtz, Secretary Jakob Waterborg.
 - Members-at-Large: Mathew Akers, Mark Hansen, Rick Jarrold and Carol Wagner. A late nominee for the last open seat was filled by Fred Wallbillick.
- The Treasurer's Report was presented by Jakob Waterborg with explanations about a large class-action refund from Deffenbaugh, high numbers of residences sold and thus a high transfer fee income, and the missing landscaping contract which has now been filled for 2018.
- The current multi-year trash contract with WasteManagement, which has a 3% annual raise, continues, and is the basis of the proposed raise in HOA dues to \$200 for 2019-2020. To be invoiced prior to March 1, 2019, the proposed \$5 discount for payment prior to April 1, was accepted by voice vote, as was the continuation of the On-Line dues payment option through PayPal, after a successful trial this year.
- Carol Wagner presented reports on the Social Committee events, the Fall Streetmeet, the February Pancake Breakfast and the new and successful Summer event, the Patio Crawl.
- After a short review of the HOA website features, two gift cards were distributed as doorprizes.
- Adjournment at 8:47 p.m.