

Blackthorne Estates HOA Board Meeting

Minutes December 5, 2023 7:00 – 9:00 p.m. CT Sunrise Point Elementary Commons

Type of Meeting	Annual HOA Board Meeting
Facilitator	Quinton Huffman, HOA Board President
Note Taker	Susan Pallucca, HOA Board Secretary
Attendees	Board Members: Quinton Huffman, Susan Pallucca, Matt Piotrowski, Jim Arensberg, Tony Prehm (not in attendance) Blackthorne Estates Residents: 22 Homeowners
Documents Provided Onsite	Meeting Agenda, 2023 Financials

Call to Order

Quinton Huffman opened the meeting and Board members introduced themselves.

Election to Fill Board Vacancies

- Call for board nominations in addition to nominations already received
- Invitation for board nominees to address community attendees
- Collection of ballots
- Announce newly elected board members

Open for election, bio for two members were introduced.

Jim Arensberg addressed the community – no comment
Kelley Meyers – not in attendance, Quinton Huffman read her bio

Additional by-laws allow for self-nominations or nominate someone to also run for elections. No volunteers were offered.

Quinton Huffman made the request for collection of ballots, ballots were tallied by the Board, Jim Arensberg and Kelly Meyers were elected to the Board for a two-year term (2024-2025).

Resident Comments | Open for Blackthorne Estates residents to be heard on items not included on this agenda. The Board shall make no decisions or consideration of action of citizen comments, except to refer the matter to standing committees for consideration, or to schedule the matter for Board consideration at a later date. Those residents addressing the Board are requested to identify themselves by name and address for the official record.

Open to residents to open comments

Lynn Salton Heflin – City of Overland Park tree replacement, why are they planning them in December and what if they don't make it through the winter. Was to be 1:1 replacement and she has not seen that in her yard. They didn't do any flagging or utility markings. Robert Urbanek advised they don't have to replace in the same spot.

Robert Urbanek stated **Section B** – Board should meet at least one time a year per the by-laws.

Robert Urbanek – In the budget, section in the by-laws variance greater of 10% will be presented and approved.

Robert Urbanek – Declaration of association and ARC – Meet on the regular. Assess and review and issue an approval or denial. Interruption to delegate it authorities as the board as prior to meeting, records of meetings, published to understand the decision.

Robert Urbanek – Lived in community for 16 years and never been notified, question the issue. Delegate as the board providing the function. The number of instances not followed the by-laws in numerous occasions.

Quinton responded to the above inquires that “We are trying to follow the by-laws and would be happy to meet to review and to make sure we’re not violate the by-laws.”

Lloyd Shafter – ARC is a committee, been in community for 23 years and on board and ARC. Currently not forced on the board to building permits, color/paint of homes, look at the original restrictions (satellite dish, cars in drive ways).

Robert Urbanek – Said “he is very familiar with the laws and bylaws.”

Review of Financials

2023 actuals (Jan. – Oct.) waiting from HAKC audits and financials for November.

Quinton stated dues for 170 homes, appreciate those that paid their dues on time. One house is delinquent.

HAKC – Management – coming in slightly under

Insurance – Paid for the year

Legal Fees – Nothing used

Grounds – Little less than budgeted – less trees removed

Pool Maintenance – Came in slightly under budget, refurbishment and maintenance

Fountain – Running as expected, does not currently have any issues to address

Postage – In line, postage for mailings

Website Costs – Same as previous year

Waste Management – Increase cost, giving year basis, \$75.00 per house, we got another bid to change companies, it was pretty much the same so decided to not move forward and stay with Waste Management

Utilities – Above budget, water costs, hard to determine where the cost are coming from due to how it is billed, green space

Pool phone – Little under budget

Copies, legal/ Liens – Saved money as we did not need service

HOA Meeting Facility Rental – Cost of space

Any comments or questions – Quinton Huffman – request for balance sheet. All in bank accounts managed by HAKC and \$5000 cash.

Alan Voss – Span both years, Interest in investment – Country Club bank account, \$5000. Minimum interest, higher interest rate of return. Money Market account, need 100% liquid.

George Booth – Why are we running with so much cash, we're a HOA? Quinton advised "The board is planning for unexpected expenses so we can cash available to pay for them, if and when needed."

Quinton Huffman advised that budget management includes emergency funds to try to have 75% of annual budget on hand.

George Booth – I would challenge differently – Have lived here for 20 years and never and have had a special assessment with no notice.

Fountains (\$42,000) and then we have the pool (\$62,000), that coping should last 10 years and pool furniture. As we look at pool furniture, more of an assessment, ever green year-over-year.

Several areas need attention in the community including the entry way fountain repair and require maintenance. Regular maintenance. Landscaping and others. Kelley Meyers (new board member) could be helpful on what can plant. Assessment vs. every year spend.

Jenn Gilstrap – Walking trail, Water Edge water issues, is it on a 5-year plan? Cracking water drainage. We have not done asphalt repair. Quinton has some written documentation and provided to the previous board and would like to see it drain a little different. Jenn – Here is why I ask, Water Edge, is going to go after Mission Ranch on a drainage issue.

New Business

Financials

- Statement of revenue/expenses for 2023
- Proposed budget for 2024

Recurring or potential expenses:

- Replacement of Pool Furniture
- Entryway Landscaping Improvements
- Entryway Fountain Repair
- Landscaping Improvements to Cul-du-sacs
- Waste Removal Service
- Lawn/Landscaping Maintenance
- Main and Baby Pool Maintenance

2024 Budget Proposal Review:

HAKC – Keeping it the same

Insurance – Keeping policy, leaving room for 10% inflation, renews in spring

Legal – Keep at \$100

Ground Maintenance – Landscaping, quote \$36,000 for community entry landscaping (remove all dead trees and shrubs and replace with new)

- \$32,000 – ground maintenance, fewer trees removed
- Expand our service and address cul-de-sac, money available that that could have used for cul-de-sac landscape refresh

Robert Urbanek – How much of the spend from the last area, suggested federal money for native grass and once we do could be reimbursed. Only issue is this area backs up to 7 homes, sewer plant and backs in Water's Edge house. If it's approved by the district. Do a claim deed, give back acres to homeowners (every owner would get amount). Try to sell it to them.

Byron Lewis – All the homeowners own that land.

Pool – Increase in 2023, not foreseeable future. \$20,000 regular pool and maintenance. \$25,000 for all new furniture. Suggestion to build a storage area to store new furniture.

Postage – As expected expense

Website – Changed email address, minimal increase

Waste Management – 10% more to cover water costs, fountain, pool and irrigation

Pool Phone – Phone requirement, access pool cards works

Copies – Kept in budget

Quinton Huffman requested if there were any additional questions on 2024 line items.

Quinton Huffman advised the South fountain loses water at a much faster rate than the North fountain, two pools of water. Top basin portion or piping between it and top basin is always leaking. Losing water through the bottom of the basin. Cracked lining and have reached out vendor to discuss a solution. Added \$4k to budget to address this issue.

Kelley Meyers – Can we look at filling the fountains with flowers? How do we cut cost and one time expense. Board to look at options.

Byron Lewis – Could we split the dues collection? \$600 in January and \$600 in June. Annual dues include trash service.

George Booth – Commented that the increased dues is insane, not giving the HOA another blank check.

Robert Urbanek – Advised a special assessment, specific expenditure, would be less.

Jim Arensberg – Stated that he thought breaking it up, \$900, \$300 special assessment. If we can get the pool furniture.

Projected 2024 Budget – We would roll-over \$36k. We project to spend \$181,480.

Look at the budget, compare to the 2023 expected expenses, there are inessential \$13,000 landscaping, \$5000 to the fountains. Cash on hand for HOA, 75% of overall budget.

Board considered all comments and discussed options:

Quinton Huffman – Advised that board discussed keeping the budget 2023 expenses the same for 2024, \$143,980. Put forward the motion, HOA dues remain \$900, \$150 special assessment for 2024 calendar year. Second motion by Matt Piotrowski.

Reports of Officers and Standing Committees

a. Architectural Review Committee

- No updates to provide

b. Pool Committee

- 2024 Priorities:
 - Need new pool heater
 - Dispose of old pool furniture
 - Order New Furniture
 - 22 lounge chairs
 - 16 side tables
 - 2 tables and 8 chairs
 - 20 cushions/pillows for wicker chairs
 - 2 new pool rules signs
 - Repaint both restrooms

Other Business

No other business.

Adjourn

Quinton Huffman thanked residents for attending and called the meeting adjourned and it was seconded by Jim Arensberg.