

**NEWBERRY HOMEOWNERS ASSOCIATION
Box 1554; Lee's Summit, MO 64063**

www.newberryhoa.com

Annual Meeting Minutes

January 12, 2010 7:30pm

Harris Park Community Center Lees Summit, MO

Board Members in Attendance: Pam Allee, Dave Estes, Anthony Lomonte, Charmin Savoy, and Meagen Tripses

CPA Volunteer: Eric Allee

With a quorum present, President Pam Allee called the meeting to order at 7:35pm.

- 1. Welcome and Introduction of Board Members**
 - a. Board Members and CPA Volunteer self introductions.

- 2. Reading of the Annual Association Meeting Minutes 2009**
 - a. Board Secretary Charmin Savoy read the minutes of the Annual Association meeting from 2009. Resident Culpepper motioned to accept the minutes as presented. Board member Lomonte 2nd the motioned. The Board Members unanimously approved the minutes as read.

- 3. Treasurer Report**
 - a. President Allee asked Treasurer Tripses to review the annual financial report for the HOA. Meagen deferred the 2009 Treasury report to CPA Volunteer Eric Allee. Eric read the written report and noted that the ending bank balance for 2009 was \$24,346.02. The Association's income from 2009 was \$39,589.18 with \$26,248.70 for 2009 expenses. Allee noted that the HOA added \$13,340.48 to the bank reserves for 2009.
 - b. President Allee discussed delinquent residents; which were about 30. Allee noted that approximately 82% of residents were paid. Allee also reviewed and discussed procedures for filing liens and judgments against delinquent residents. Currently \$300 past due HOA files a lien; \$500 past due HOA gets a judgment.
 - c. P. Allee discussed HOA attorney fees and changing HOA attorney to Don Huelson to help try and collect on old & delinquent accounts and lower overall attorney fees. Asked residents present to let board know if they have any information that could be helpful in collecting neighbors who owe money.

4. 2010 Association Budget

- a. Allee presented the proposed 2010 Budget. Dues budgeted \$32,625. Hope to make an additional \$2,770.41 for year 2010.
- b. Allee discussed adding \$3,000 to budget for adding commercial quality park benches on HOA owned vacant lot along 15TH and Cape along with a “Hut” for HOA information. Discussed sharing “Hut” expense with pool if located at the pool.
- c. Allee discussed hope to decrease legal fees proposed budget of \$3,000.
- d. Allee referred discussion to V. President Dave Estes. Creek clean up located at 15th street. Resident Horton asked if creek totally on HOA property. Estes said yes it was researched. Estes has met with clean up crew to determine actual area for clean up. Budgeted \$2,000.
- e. Allee discussed changing landscaping and mowing to new vendor, Epic in 2009. Added crack spray and moving of easement on Cape for 2010 budget. Previously residents were mowing this area but not regularly in the summer 2009.
- f. Allee mentioned there would be an 18% increase in utilities for 2010 so may go over budget.
- g. Resident Horton asked to spruce up Holiday Lighting for entrance in 2010. Allee will look into this.
- h. Motion to approve 2010 budget—Meagen Tripses. 2nd Dave Estes. 2010 Budget approved.

5. Progress as Promised

- a. Meagen discussed the pool, but Pool Association President Bob Lighthizer was not present. Allee asked all HOA residents present to go to upcoming annual Pool meeting. Tripses will research the meeting information and get posted to website.
- b. Estes got 3 new light poles installed on Cape. HOA is entitled to a pole provided by the city every 500 feet.
- c. Repaired HOA Cape entrance sign, bricks, and curb. Also weed treatment to vacant lot.
- d. Resident Horton suggested mass mailing of Bylaws to all residents and consider mailing packet using 2010 Accounting budget.

6. Board Member Elections

- a. Board members explained that this year there were two (2) board seats up for election each with a three (3) year term. Current members Dave Estes and Anthony Lomonte terms are open. The board members are elected to the board by the residents and offices are determined at the first meeting of the board following the annual meeting.
- b. Allee opened floor for nominations.

- i. Resident Allee nominated Todd Engle; Savoy 2nd nomination. Engle accepted nomination.
- ii. Lomonte nominated resident Justin Culpepper. Nomination not accepted by Culpepper.
- iii. Savoy nominated Dave Estes; Pam Alee 2nd nomination. Estes accepted nomination.
- iv. With no more nominations from the floor, Allee closed nominations. A ballot vote was held by all present residents.
- v. Announced new board members were Todd Engle and Dave Estes

7. Opened up floor for any resident questions

- a. No additional questions from residents so Engle motioned to adjourn meeting. Allee 2nd motion. Meeting adjourned at 8:30pm.