BRIDLESPUR HOMEOWNERS’ ASSOCIATION BOARD of DIRECTORS MEETING

Meeting Date: March 21, 2023

Start Time: 7:15pm End Time: 8:55pm\_\_\_\_\_\_

Location: Mid-Continent Red Bridge Library\_\_\_\_

Call to Order by: DaVonchio Oliver

Roll Call:

DaVonchio Oliver, President Present

Jon Goodwin, Vice President Present

*Vacant*, Secretary N/A N/A

Micah Fritz, Treasurer Present

Katie Mahoney, Director of Events Present

Elliot Olson, Director of Social Media Absent

John Rudis, Director of Neighborhood Upkeep Present

Bob Gillespie, Director of Neighborhood Upkeep Present

*Vacant*, Lead Director of Neighborhood Upkeep N/A N/A

Guest: Mark Broeker, candidate for Lead Neighborhood Board position

Motion by DaVonchio Oliver to approve February 21, 2023, Meeting Minutes. Motion Seconded by Katie and motion to approve minutes was carried unanimously.

**OFFICER REPORTS:**

**President:** Binders were created for board members with notebooks, tabs, copy of declaration and bylaws to come. Task list and job descriptions included. Task list for neighborhood upkeep still being worked on. **Board members asked to please use binder to make their own for their role**. Marsha McBratney has resigned as secretary, a task list was given on Monday, March 20, 2023- 19 items were presented to DaVonchio Oliver as ongoing projects/task. Printer and computer with any other items are to be picked up on Wednesday, March 22, 2023 for review. A resident by the name of Carmellya Anderson sent an inquiry about the secretary position, an invitation was extended to join this board meeting as well.

**Vice President:** Nothing to report

**Secretary:** A flash drive was also delivered to DaVonchio and there were over 72 files, SOP’s (standard

Operating procedures), delinquent list, etc., all files will be added to the google drive. Board members will be

granted access to refer to individual folders in the google drive to handle task within their role, reference

documents, add documents, etc. **This is to be used as a working hub for all board members.**

**Treasurer:** Micah updated the board on dues collected so far, to the amount of $16,758.06 with 221 homes paid, 40 homes still unpaid. Micah to review list in comparison of Marsha’s delinquent list for first round of delinquent letters to go out. Budget presented since there has been reorganization of HA from Novembers annual budget presentation. P.O box expense added, outreach funds, library room reservation and website reduced to $250.00. Micah proposed that since we are in the middle of changing things around and what we offer the residents, a better idea of what to budget for in 2024 after moving through 2023 can be presented. Currently, we are no longer paying an administrative fee of $6,000 annually, which will free up the budget substantially. Mark Broeker asked that when the formal November budget is created for 2024, could we have expenses itemized per line with detail information. (Example Insurance line can be more detailed to say – United States Liability Insurance Company) Motion to approve revisions of budget seconded by John Rudis. HA insurance is paid in installments, invoice sent and payment made on 03/21/2023 with the next installment due in 06/2023.

**DIRECTOR REPORTS:**

**Events:** Easter egg hunt is scheduled for March 25, 2023, at Red Bridge Elementary. There was a $150. 00 fee to rent school grounds which has been paid. Email to Crows Coffee to see about having coffee donated and they didn’t respond. Coffee is $22.00 for each container, and since event starts at 11am electing not to have coffee. There are 48 people for rsvp’s. Will need to purchase plastic eggs, water, juice, cookies, and doughnuts. There are 22 kids rsvp, board ok with an average of 10 eggs per kid. We currently have real-estate signs that can be used as reminders in the neighborhood, board is ok with purchasing corrugated poster board to customize signs as needed. Board is also ok with giving Katie debit card to purchase items with all receipts for purchases back to Micah.

**Lead Director of Neighborhood Upkeep:** *Vacant position* – Mark Broeker was in attendance for consideration of vacant board positions. Mark has been a previous member and expressed concerns about board operations. He confirmed that he would like to re-join the board and keep up with the changing efforts of the HA. *Items of concern:* Reviewing city codes and highlighting the codes that most pertain to our neighborhood. From there, Mark would like to review the complaint process that Marsha has created, create a new violation letter (if needed). Create a process where the violation letter can go to the residents and reference the city code that the resident is in violation of. These highlighted city codes can also be reference in the newsletter, Facebook and put on the website.

**Director of Neighborhood Upkeep #1, John Rudis:** John confirmedthat he has not had time to go through the boxes of paperwork regarding neighborhood upkeep. He was able to attend the 02/2023 Center Planning Development meeting- next meeting is 03/28/2023 and they are out for a break June- August 2023.- Notes were read – See attached- also can be found in the Google drive. Mapping concerns, the current one we have is nice, but we can likely have a better one uploaded on the website. There were inherited maps that DaVonchio can share with neighborhood upkeep directors.

**Director of Social Media:**  Elliot was unable to be in attendance. BIDs Migration is complete, and website is fully up and running. In the interim of finding a new secretary, Elliot has created a new format for the newsletter, and she has agreed to help with the newsletter.

**Director of Neighborhood Upkeep #2, Bob:** Vice president – Jon Goodwin reported to the board that Bob would be resigning. However, then Bob was able to join us, confirming that he would indeed be able to stay on.

**Review of Action Items from Last Meetings:**  Most items on the Action Items running list have been completed. The dumpster scheduling is in progress. We have agreed to do two dumpsters instead of four since the city has informed us, they will revolt our privileges if the dumpsters come back not full. Katie is currently tracking and scheduling.

**TONIGHT’S AGENDA:**

1. After complaints regarding 35 E. 106th Terr there was an email sent to the southland patrol to see if there is any recourse that the HA can take. Mary McCall gave a returned call on 03/21/2023. After review of the detailed email sent, she advised that if there is an emergency, such as yard fires, disturbance, public nudity then the surrounding residents need to call 911 right then. If it is a non-emergency, example-, blocking sidewalks with cars, residents need to call 816-234-5111. If there is a lot of trash around a property, then call 311. Outside of putting this information in the newsletters and on FB. Will be sending an email directly to the surrounding neighbors to acknowledge that the board has followed up and what their next actions can be. Board is ok with this.
2. Garage sale 5X3 Vinyl signs, board voted to approve purchasing of 2 signs through Almar printing at $97. banner plus a $20 00 per graphic charge. The HA currently gets a 5% discount as well. Katie to follow up on printing order. T stakes need to be purchased as well, however Mark advised that he should have some extra one that he can donate to the HA.
3. Conversations regarding Mark Broeker joining the board and he confirmed that he would indeed like to work with the current board. Motion to vote Mark Broeker on the board and seconded by Micah. Welcome to the Board!
4. DaVonchio reviewed the status of PIAC sidewalk repair project and the city has an April decision date, so we continue to wait. DaVonchio also found out that the ticket for resurfacing of Walnut Drive was closed in July 2022, so she had it re-opened. The escalated ticket has been closed again per an email confirmation.

**OLD BUSINESS:**

1. Online Banking has been updated – access to DaVonchio-President and Micah Treasurer
2. Purchases on the account for supplies to create board binders
3. Thank you letters to Merchants for discount card participates have been signed by Jon Goodwin and mailed.
4. Thank you letters with discount cards have been sent to residents would have paid their dues.

**New Business:**

1. Next meeting will be an Open residents meeting on 04/18/2023. Mary McCall confirmed that herself or Aaron Whitehead will be in attendance. We will also have a Gardening speaker.
2. Jon Goodwin to attend 03/28/2023 Center for Development meeting and deliver report at next meeting
3. Review of liens to make sure they are up today, any resident that has paid past dues, we need to remove the past liens if paid.
4. Marsha was in contact with RBE to see what the HOA could assist with, if anything , as effort to give back to the school.- Ask from the school- Teacher appreciation week(MAY 1st) assistant with items for the teachers. HOA to help with paying off the remaining balance on student’s accounts? Will wait to hear back.
5. Shana Bailey at RBE to work with the 5th grade students to produce an article to add in the newsletter?
6. Linda Lepper, neighbor, suggests we have RBE scout groups help with neighborhood clean-up. Thoughts?
7. Mark Broeker suggested previously that we put a preferred vendor list on the website. How to implement

**Next Meeting Date:**  Tuesday, April 18, 2023  **Time:**  7:15pm

**Location: \_\_\_\_\_**Red Bridge Library

**Motion to Adjourn by: \_\_\_**DaVonchio Oliver  **Adjourned at:**  8:55pm