

Minutes for the Annual Brooktree HOA meeting – September 20th at 7:00pm at the pool.

1. **Call to order.**-Called to order at 7:00pm. All board in attendance. See attached for list of members(homeowners) in attendance.
2. **Approve August meeting minutes.**-Kelly motioned and Keel second. All approved minutes from last meeting and Eric will file on the website.
3. **Sympathy card sent to Mrs. Cora Wisdom on 57th Terrace.**- Mrs Wisom's husband passed away and sympathy card was sent by the HOA. Also a card was sent to the Marilyn Termini for the passing of her husband, Bill Turmany.
4. **Start counting ballots. Kevin and one member volunteer.**-Gene Melvin assisted with counting the ballots. There are four openings for the board. Ballot results: Eric Allen(41), Keel Batchelor(40), Warren Prince(41), Terry Stenner(40)
5. **Lynn Corbett will propose the use of a credit card machine for dues payments.**- In summary, there is a fee of 12.00 for the machine to process the credit cards and a processing fee for the transactions. The fee is dependant on the amount of transactions. The members voted and the majority voted to explore the option of using CC for dues payments and that any fees incurred would be passed on the individual members that utilize the CC payment option. Fee would likely be 5.00 or 6.00.
6. **Open floor from membership**-Kevin read comments on ballots regarding rental properties, property maint. and rule enforcement.
7. **Social Director recap of the last year.** Discussed pool parties and upcoming Pumpkin Patch/Trunk or Treat. Member expressed concern w/the canceling of the Trolley ride and the board appreciation dinner. This was discussed thoroughly and DD advised it was her idea to have an appreciation dinner due to the many hours the board members volunteer to the neighborhood and the reason the Trolley ride was cancelled was due to lack of participation. Many members expressed their appreciation for the board and their many accomplishments. One member even recommended setting aside money in the budget for an appreciation dinner. Theo showed the welcome basket and there were two new members that did not get welcome baskets and their info was given to the Theo. Possible ideas for next season: Easter Egg hunt, Movie night, Teen night at the pool.
8. **Recreation Director** relayed info regarding pop machine (\$937) and re-sanding of volleyball court (\$400).
9. **Website Director** explained process of trying to obtain domain name and possibly moving website to another host. . Presented an updated "hits" graph. We averaged of 31 hits per day in 2012 and 111 page hits on the website. Website owner as given us control of the website again. We are exploring options on changing web hosting since the current one does not have any type of regular billing system and w/possibility of implementing new CC payments we may have to change web hosting to a secure server. Member suggestions were keeping website more up to date w/minutes and Babble and concerns w/the bylaws being upside down.
10. **Vice-President** relayed any crime to report or city issues the members may need to know. This will be Dana's last meeting as a member of the HOA board. There was a rash of mailbox vandalisms and vehicle break-ins in Brooktree and neighboring neighborhoods. Gladstone posted undercover officers in the neighborhood and the mailbox vandals were caught in Carriage Hills. No new info on the murder of the AT&T worker in Gladstone. We now have a record number of 5 murders in Gladstone. Member concerns: people running stop sign on Murtle and Brooktree lane. Speeding on Brooktree lane. One member reported vandals shooting paintballs at back of their house.
11. **Secretary.** Welcome new board member Warren Prince. Warren obtained the donation of the water fountain that Kevin installed. Multiple members volunteered to assist w/the Babble delivery: Ed and

12. **Facilities Director** relayed info on the landscaping project completed this spring. City gave us a \$1500 grant. Explained the vandalism. No storm damage to pay for. Will be reviewing bid for 2012-2013 area maintenance contract. Renovation of common area turf will take place this month. Let members know that the rules and by-laws are in the directory. Reviewed the parking lot bids and had the membership vote on which one we will go with. It was voted to go with Patch Man and work will start ASAP. Sign was stolen in parking lot and replaced. Reminder that Deeds of restrictions are listed in the By-laws on the website and the ones in the Directory are not a complete listing. Member suggestions/questions: What happens if members are not cooperative when confronted about deed restrictions infraction? Attny will write letter to cease and desist. Why are there homes w/vinly siding and that is restricted? Prior boards were not diligent in enforcing some of the restrictions and since multiple houses have siding it cannot be prohibited. The current board has stopped roofs from being installed that were not the correct roofing material according to the restrictions. What about boats in driveway? If the are temporary it is allowed, if not it is a violation. Members were encouraged to call Gladstone w/any code violations and the board w/any Deed restriction violations or concerns.

13. **Pool Director** relayed that we are currently soliciting management bids for next season. The pool heaters are both beyond repair. A replacement is being ordered. We will only use one. Re-cap of spring projects: Expansion joint, reattach liner, tiles, baby pool equipment, deck boards, electrical(lights), new springboard. Leak locator update to be provided after Tuesday appointment. Swim team gave us \$1500 for maintenance. We are soliciting bids for pump house equipment replacement. Member suggested investigating the Hyrdostat valves for possible leakage of pool.

14. **President** spoke about the newly acquired lot on Wild Plum. Announced that ads will be for sale starting with the next Babble for our updated directory. The lot on Wild Plum was purchased from tax sale for 2800.00. Now can be used as green space and if FEMA flood restrictions are lifted possibly sold as buildable lot. Members voted to discontinue the dumpster day w/a majority vote. Kevin will be sure to include Gladstone waste disposal days in the Babble. There were fears that the dumpsters would tear up the newly renovated parking lot.

15. **Treasurer** addressd the current liens we hold against delinquent assessments(see attached). Presented the auditor's report. Presented both budgets for review by members and open discussion on assessment increase(see attached). Board has endorsed new assessment to be \$350 per year. Present the new bi-annual payment option for assessment payments. Discussed with membership and took a vote on the assessment amount for the 2012-2013 fiscal year. After a lengthy presentation by the board on the upcoming needs of the pool and parking lot, the members present at the annual meeting voted by over 85% to increase the dues to 350.00 per/year. Per the by-laws a 60% vote is needed to increase the annual dues. See attached list of members present at the annual meeting

16. Adjournment. Kelly motioned and Keel second to adjourn meeting at 8:30.

PROPOSED 2013 BUDGET WITH \$70 INCREASE IN ASSESSMENT

	<u>2012 Budget</u>	August YTD <u>2012 Actual</u>	<u>2013 Budget</u>
<u>Income</u>			
Assessments/Dues	95,480.00	95,635.00	119,350.00
Interest	550.00	273.93	350.00
Miscellaneous	300.00	200.00	300.00
Total Income	96,330.00	96,108.93	120,000.00
<u>Expenses</u>			
Pool Mgmt	40,000.00	35,950.00	50,000.00
Pool Maint/Misc	10,000.00	10,510.93	10,000.00
Electricity	3,600.00	3,402.01	3,600.00
Gas	1,700.00	805.27	1,000.00
Water	4,000.00	3,376.55	4,000.00
Phone	300.00	128.13	200.00
Trash	1,000.00	945.33	1,200.00
Insurance	2,600.00	2,342.00	2,600.00
Area Maintenance	12,000.00	10,046.61	12,000.00
Social	5,000.00	4,023.98	5,500.00
Welcome	1,000.00	408.02	1,000.00
Newsletter	200.00	134.60	200.00
Recreation	1,500.00	1,145.00	500.00
Administration	4,000.00	3,049.38	4,300.00
Professional Fees	1,500.00	625.00	1,000.00
Taxes	300.00	431.09	500.00
Misc.	500.00	43.10	400.00
Bad Debt Expense	1,000.00	1,309.54	2,000.00
Contingency Fund	2,000.00	0.00	0.00
Total Expenses	92,200.00	78,676.54	100,000.00
Capital Improvements	4,130.00	4,000.00	20,000.00
Pump Room, Deck Floor, Parking Lot			
Total Expenditures	96,330.00	82,676.54	120,000.00
<u>Income/Expenses</u>	0.00	13,432.39	0.00
Reserves (CDs)		23,670.43	

Brooktree Liens

Previous Liens

Michael and Pamela Wilson
Kim Stanard
Fred and Debra Beck

3401 Appletree Lane
3909 NE 58th Terr.
5809 N. Indiana

New Liens

Rod Mitchell
Jeremy Sammons
Michael and Kristy Vetter
FNMA
Veronica Ott
Charles and Mary Gormly
John and Judy Didomizio
Gladis Gutierrez
Nick and Lisa Kufeldt
John and Pam Lipari (Bramans)
James and Colleen Barnes
Philip Cowger
Frank and Keina King
Caeser & April Mina
Mike and Sephanie Lockwood
Shawn Rodriguez
Soraya and Norma Daneshmand
Kim Viles

3517 Appletree Lane
3601 Wild Plum Lane
3604 Wild Plum Lane
3709 Appletree Lane
3806 Brooktree Lane
3909 NE 59th Street
4001 NE 57th Place
4004 Brooktree Lane
4028 NE 59th Terr
5636 N Clinton Place
5704 Norton Place
5735 Norton Lane
5808 N Buttonwood Tree Lane
5809 N Buttonwood Tree Lane
5813 N. Indiana
5817 N. Mersington
5909 N. Clinton
5929 N. Mersington

Name & Address

① BOD

② Seth & Kristin Tartar
4104 NE 59th Terrace
Gladstone, MO 64119

③ Ben & Penny Poppenhagen
5800 N. Walton
Gladstone, MO 64119

B MONTALEONE
4021 BROOKTREE
GLADSTONE, MO 64119

Edward & Glenda Mieser
5912 N. Messington
Gladstone, Mo. 64119

Stephanie Thompson
5716 N Norton Pl
Gladstone, MO 64119

Lisa Eaton
5628 N Clinton Pl
Gladstone, MO 64119

Lisa Garcia
5734 N. Gladstone Ln.
Gladstone MO 64119

Name + Address

Bell and Jody Shepard
4013 NE 57th Terr.

GENE MELVIN
4074 N.E. 57 TER.

Doug Whiff
3613 NE Wildplum Ln.

Richard & Nancy Cuy
4021 NE 59th St

GARY BAINBRIDGE
4005 N.E. 59th ST

Jay Stoetzer
5916 N. Merington Ave

Chris HAMILTON
4028 BT. L

Warren Prince
4005 NE 56th Terr.

Jeanne (Cape)
5813 NE Peachtree

Vincent Monachino
5812 NE Buttonwood Tree Lane

Anna (Cape)
5804 NE Buttonwood Tree Lane

Name & Address

Tanna & Matt Copple
4037 NE 59th Ter

PETE HALL
5621 N CLINTON PL
BRICK & LINDA PORTER
4017 NE 57th Terrace

Darrell Curfman
3513 NE Apple Tree Lane

DeRonde + Nyresha Williams
5135 N.E. Gladstone Lane

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Serena Dehoney & Anna Suarez
5734 N Norton Ave
Gladstone, MO 64119

Kevin Slattery
4008 NE 59th St.

James Miller
5821 N. Norton

Connie Salmon
3701 Will Plum Lane

Lee & Rosetta Caven
4012 Brooktree Lane

Dan & Carol Palmer
1416 N.E. Brackett Ave. S.W.

JAMES PINCKARD
3936 NE 59th Terrace