

Bent Tree Bluffs Association
Membership Meeting 10/4/2018
Meeting Minutes

Bruce Trammell presided. At least 39 members present.

Secretary's Report: The minutes from the April 4, 2018 Membership Meeting were presented and approved.

Treasurer's Report (Patty Denny): The 2018 Financial Statement with expenses through the end of September was presented. Also, the 2019 Proposed Budget was presented. The year to date 2017 actual water bill was \$2753.87 and the 2018 year to date is \$4480.89. We have spent more than usual due to the dry weather conditions. The year to date 2017 irrigation expense was \$2678.20 and the 2018 year to date is \$2995.00. We spent more than usual repairing old irrigation. Tree and Pond expenses are lower than expected due to work performed by BTB volunteers. We did purchase 25 grass carp for \$175 and chemicals for \$600 to help clean up algae and moss in the ponds. We have increased insurance coverage for pools, pond and properties. We have a 4 million dollar umbrella policy that covers liability and a 3 million dollar policy that covers directors and officers. It was noted we have a \$20,000 CD we could utilize for the playground, however those funds could potentially be needed for storm repairs, or replacement of the irrigation.

We are forecasting to have approximately \$50,000 in the bank at the end of the year. The 2019 budget was approved at the end of the meeting, after all of the HOA needs were discussed.

Old Business:

- **Streets of Pryor West (Darlene Barnard):** Matt Pennington for Drake Development is working with Lee's Summit project manager Dawn Bell to finalize approvals on the upcoming development. They have yet to establish a ground breaking date. This is a 40-acre development that will include a water feature at the entrance, a McKeever grocery store, 2 restaurants, retail stores, and about 400 apartments in 4-story buildings. They are also planning senior living housing across from Summerfield, however that phase of the project is on hold for at least 5 years. They will alter the walking path at the corner of Chipman and Pryor Road in Lowenstein Park for the water feature (pond). They do plan to add parking to the park in between the existing parking lots, new bathrooms and

\$800,000 of improvements to the park. The developer is making a concerted effort to work with the city and surrounding residents.

- **Rock Island Trail Update (Gary Denny):** The Rock Island Railroad was abandoned in 1980. Jackson County bought the rights to it 2 years ago. The plan is to just have a walking/biking trail made up of fine rock (like the Katy trail) and concrete. Our 6.5-mile section from Brickyard Rd to Jefferson St is the first phase of the project. There will be trailhead at Hartman Park. There will also be access ramps to the trail off of Chipman Road. Gary expects that the trail will be open at the end of this year. They are working on putting up the wooden barriers that will keep vehicles off of the trail. Phase two of the plan for the trail will go from Brickyard Rd to the Truman Sports Complex. The plan to widen Chipman to 3 lanes still stands. This is a \$10 million project that will take 22 months to complete, projected to start in early 2019. (We found out after the meeting that the City has delayed start of the Chipman Road street widening project until early 2020.) You can find a write-up on the Rock Island Trail in the Lee's Summit Journal for additional details.
- **Aging Mail Boxes:** Dan Hall has contacted the Post Office about our aging mail boxes. The Post Office has been provided with a list of rusty aging mailboxes in the neighborhood. They have started to replace some of the rusted pedestals and have approved for us to paint the mailboxes within their guidelines if we choose. We may also fix the concrete around a lot of the mailboxes. It was mentioned this may be a good project for the Eagle Scouts.
- **Update on blasting permit request by Star Excavation:** Bruce Trammell has been coordinating with Summerfield and a geologist (Charlie Spencer) on monitoring the blasting. The board, along with Summerfield's HOA board, had consulted with Charlie over the summer about renting a seismograph, but at the time Star Excavation was not actively blasting. They have slowed the frequency of the blasting, due to being able to get the necessary results from the limited blasting they have completed. In addition, the company that would rent us the seismograph said we wouldn't see different results from Star Excavation's seismograph because Star hired a very reputable monitoring company.

Sam Mahlstadt has been in contact with Mark Dunning, the Assistant City Administrator. The city does not have the authority to do anything about the blasting by Star Excavation.

There is an appeal of the approval for Star Excavation's blasting, which was originally scheduled for July, and then postponed to October. However, that appeal was recently rescheduled for January, per the request of Star Excavation.

It is also our understanding that Star Excavation has also recently placed the mine up for sale. Upon the sale of the mine, the special permit allowing the blasting will be transferred to the new owners.

Patty Denny e-mailed Mr. Dunning in August due to the significance of the blasting that had occurred, noting homes with noticeable rattling. He reviewed the seismograph numbers, and the status was below the required threshold, so the city was not able to do anything about the blasting. Patty will post instructions on the BTB website stating how to read the seismograph readings. Further updates regarding the blasting will be posted as received.

New Business:

- **Garage Sales:** Concerns that we are not getting the traffic we used to due to people buying and selling online. It was approved to have one neighborhood garage sale in the spring, early May. This can be re-visited if needed.
- **Trash:** Some residents are concerned that trash is currently picked-up multiple days each week due to residents utilizing multiple trash companies. Several residents are in favor of shifting to one common provider while other residents do not want to switch from their current providers. Larry Reed consulted with Constable Trash service regarding pricing for Bent Tree Bluffs, and the price they charge is \$60 a qtr. If 50% or more BTB homeowners use them they will offer a discount and charge \$57 a qtr. This service includes a 95 gallon trash can, 65 gallon recycle can, and year round yard waste pick up (up to 15 bags per pick up). They would offer us \$42/qtr if we consolidated our trash billing process. We will revisit this concern in April's meeting after contacting the other trash services in the area. Patty Denny is providing on the BTB website information about other Lee's Summit neighborhoods where trash is included in the price of the annual dues. Since a common trash carrier was not established when the subdivision was created, it will be challenging to get one established given the varying homeowner opinions. The most economical process would be for the subdivision to get a "subdivision rate quote", collect the trash fees with the annual dues and submit a payment to a common carrier. If the Board decides to attempt this process, the Board would need a 75% approval (notarized) vote of all 321 homeowners.

Committee Reports:

- **Architectural Committee (Darlene Barnard):** There are plans for a new fire station on 30 acres of land at 300 NW Pryor Road to replace the current station no. 3 located at 3rd and Pryor. This will be a major upgrade with facilities to house 24 hour fire protection and EMS. The fire station will be located next to the recently approved Woodside Ridge housing development. This development will have 206 single family lots, with construction to begin in late 2019. Homes are expected to sell between \$300,000 and \$700,000.
- **Compliance Committee (Kim Naylor):** Welcome Dan Hall to the Compliance Committee. Everyone that the committee has contacted this year has complied with the Committee's requests.
- **Pool Committee (Larry Reed):** Welcome Chip Reach to the Pool Committee. Angie Leonard reported the financials. The BTB pool current balance is \$24,731.71 with a couple of outstanding bills to be paid. We have 2 CDs totaling approximately \$13,000 each, maturing in March and May respectively. Renewal with Olympic Pool Management is coming up. The cost will go up by \$2,000. The committee is looking into other pool management companies. 2019 will be the last year for the additional \$50 pool membership for the long term repair fund.
 - Repairs Needed:
 - Skimmers
 - Pool painted (within 1 to 2 years)
 - Fence- repair the gap from the ground shifting
 - Pool hours were discussed. We are checking with insurance on the cost to open pool earlier on the weekend without life guards. Any concerns regarding the pool, including the hours, please e-mail the pool committee.
benttreebluffspool@gmail.com
- **Welcome Committee:** We have welcomed 15 new residents to Bent Tree Bluffs this year.
- **Pond Committee:** There have been a number of challenges with the lower pond this year due to high temperatures, a lack of sufficient rainfall, and fertilizer runoff from the yards of nearby residents. We checked with the company that has helped with maintenance of the other two ponds, and they would charge us \$8,000 to essentially

apply the same chemicals to help clean up the lower pond that we have already been applying. The clean-up of the lower pond will be a high priority item on the agenda for the upcoming directors meeting.

Patty Denny spoke with Brent at Lee's Summit Water about the sewer smell that has been noted near the lower pond. They have been out already one time, and are coming back on Monday, October 8th, to follow up.

- **Social Committee:** The fall festival is currently planned for October 27th at 4:00PM in the pool parking lot. The pool facilities will be open for use during the event.

Round Table:

- Dan Hall noted there are four Constitutional amendments up for vote at the next election on November 6, 2018, of which one is the legalization of marijuana in the state of Missouri. To get more information about what is on the ballot, you can go to www.jcebmo.org.
- Resident at 837 High Point noted their concern of recurring instances of people speeding through their area at approximately 45-50 mph. He proposed installing a neighborhood speed bump to reduce instances of people speeding. Patty Denny will be posting a message on the Bent Tree Bluffs facebook page for residents to slow down. Darlene will be sending out an e-mail regarding traffic concerns. Residents are encouraged to contact the police station to report instances of speeding, so it will be documented. After enough instances the police will take necessary actions, which may result in potential speed traps or speed bumps being installed.
- There was a proposal to install a playground, pavilion, and a walking trail in the neighborhood common area off of High Point Drive. Enhancements would begin with installing a sidewalk on the easement on High Point Drive. Sam Mahlstadt and Bryan Rahn are taking the lead on researching options for this proposal.