

*New Mark*



willow farm  
pool and homes  
association

p.o. box 28131  
kansas city, missouri 64188-0131

February 1, 2003

**Minutes from 2003 Annual  
Meeting**

[WWW.WILLOWFARM.ORG](http://WWW.WILLOWFARM.ORG)

The annual meeting of the Willow Farm Pool and Homes Association was held at the North Oak Christian Church, 9900 N. Oak Trafficway, Kansas City, Missouri, on February 1, 2003. President David Whiteman called the meeting to order at 9:05 A.M.

A motion was made and seconded to accept the minutes from the 2002 annual meeting. Motion passed by a voice vote.

David then presented the board members up for re-election. Board members up for re-election were Dave Whiteman, Bruce Baldwin, Bill Yocum, Anthony Nolting and Fred Fischbach. A motion was made and seconded to re-elect all board members. The motion passed by a voice vote.

**Grounds Report**

Charlie gave an update on the grounds. We were under budget on mowing mainly due to the weather. An Association Member requested that we ask the mowing crew to make sure they do not speed through the neighborhood. Some trees were removed along New Mark drive due to the blight affecting pine trees. A few more will need to be removed this year. An Association member pointed out some limbs hanging from the ice storm last year. The board will investigate and remove them if needed.

**Pool Report**

Fred gave an update on the pool. We had to replace a pump motor the last week of the season. It could not be repaired, so a new one was purchased. Major repairs needed before long are new paint and concrete work. This will be done prior to the pool opening

this year. Many major repairs will be needed in the future. The north wall of the pool has cracks and will eventually collapse. Return lines under the decking on the south side are not functioning properly. Not sure why and would have to remove the concrete deck to see what the problem is. The cabana is starting to rot and needs to be replaced. These will be major repairs needed in future years. The pool is approximately 25 years old now.

## **Budget**

Bill gave an update on the budget and presented the budget for 2003. Mowing was under budget mainly due to weather as stated earlier. Insurance was under budget but utilities were over budget. Chemicals and salaries for the pool were under budget due to the weather. Tennis courts were over budget but we feel the accountant has placed some costs in the wrong spot so will discuss with the accountant.

Income was higher than budgeted due to late fees.

A discussion was held in regards to the tennis courts and the continuing problem with them needing to be patched or replaced. One court is basically unusable due to cracks.

We also may transfer some money from the Money Market account to the long-term fund. Although the goal was to put \$10 per household into the long-term fund every year we did not do it last year, as the budget presented did not allow enough money to do that. We have some money left, so we may transfer some to the long-term fund. This long-term fund is to be used for emergencies such as the ice storm we had a few years ago where we had to have a special assessment to pay for the cleanup.

A budget of \$300 per household was presented. A motion was made and seconded to accept. The motion passed by a voice vote.

## **Old Business**

Several Association members brought issues about homes not being kept up. The board addresses these as they are notified. Fines can be levied if they are not taken care of.

An issue with debris being dumped in the greenways was brought up. This washes downstream and clogs up the culverts and causes flooding. Also trees that extend into the roadway that need to be trimmed. A notice will be included in the mailing of the minutes about this.

## **New Business**

The issue of all the repairs that will be needed over the next several years was brought up. The idea the board presented was to see if the association is interested in pursuing replacement of the pool, cabana and tennis courts with new facilities. Maybe a new clubhouse that could be used year round by the association members could be constructed. Association members present thought it was worth reviewing. The board

asked for a committee to be formed to investigate the options. Five Association members volunteered to be on the committee. The members are Dale Smith, Steve Stalder, Robert Raney, Randa Niederhauser, and Marla Whiteman. They will investigate this and report back to the board.

Speeding in the neighborhood was brought up. An Association member will contact the city to see what we can do and report back to Dave Whiteman.

An Association member brought up that many homes in the association have Masonite siding. If you notice at the bottom of your siding that it is swelling it may be Masonite. There is a class action lawsuit where you may be reimbursed for part of the replacement of your siding. He suggested you look on the Internet under Masonite to find the information if you are interested.

A motion was made and seconded to adjourn the meeting at 10:45 AM. The motion passed on a voice vote.

Respectfully Submitted by:



Rick Hetherington, Secretary

Listed below are the current board members and their title:

<b>Name</b>	<b>Phone</b>	<b>Email</b>
Dave Whiteman - Board President	734-8911	dwhiteman@kc.rr.com
Fred Fischbach - Director of Pool Oper.	734-8858	Bach1here@aol.com
Bill Yocum - Treasurer	734-2643	byocum@kc.rr.com
Rick Hetherington - Secretary	734-8614	rheth1@sprintmail.com
Charles Bruns - V.P. Grounds	734-4836	cbtw@kc.rr.com
Bruce Baldwin - V.P. Restrictions	734-2294	bbaldwin@kc.rr.com
Tim Thomas - V.P. At Large	734-4035	T2inc@msn.com
Anthony Nolting V.P. At Large	734-8204	tonynolting@aol.com