

New Mark



willow farm pool and homes association

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February 11, 2006

Minutes from 2006 Annual Meeting

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 11, 2006. President Dave Whiteman called the meeting to order at 9:00 a.m. and opened by introducing the current board members. Dave presented the agenda which included the election of new board members, review of 2005 activities, review of 2006 budget, review and approval of proposed 2006 budget.

The first order of business was approval of the minutes from the 2005 annual meeting. Reading of the minutes was waived on vote of those present and the minutes of the 2005 meeting were approved by voice vote.

Charlie Bruns presented the grounds report. Mr. Bruns discussed mowing of the common areas, repairs to grounds and the removal of trees in the greenway. The mowing budget remains the same as last year. The budget allocates \$1,000 for damaged tree repairs, which is what was spent in 2005. A member raised the issue of replacing trees in the greenway that are removed. Discussion was had and a committee of volunteers agreed to contact the Missouri Conservation Department for recommendations on what to do in regard to replacing trees in the greenway, the cost and practical considerations. The committee will make recommendations to the Board for consideration next year. The committee will be composed of Michelle Dougherty, Hal Johnson, Steve Bingham and Donald Burke. Mr. Bruns also reported on the improvements completed in 2005 to the tennis courts, parking lot, drainage work on the north side of the parking lot and the new entry sign on New Mark Drive. Members who worked on the sign project and landscaped the area were commended for their work.

Bill Yocum presented the treasurer's report and discussed the budget for the upcoming year. Mr. Yocum reviewed the expenses for the past year and what is anticipated for the

coming year. The point was made that the Association's Special Savings account is being depleted as we have faced unexpected expenses over the last few years and consideration should be given in future years of increasing dues to build that account back up as a hedge against unanticipated expenses. Discussion was had on the issue and on the budget for 2006. The Board proposed a budget based on Homes Association dues of \$300 per household. A motion was made and seconded to accept the budget as proposed. The motion passed on a voice vote.

Dave Whiteman brought up the fact that the bylaws currently limit the yearly dues to a cap of \$300. The Board proposed that the cap be raised to \$400 for future years to accommodate increasing expenses and for future planning purposes. That would require a bylaw change and the intent is to vote on that change at next year's meeting. After some discussion a motion was made from the floor, and seconded, to direct the Board to prepare a budget for 2007 that would plan for that year's dues to not exceed \$350. That budget would then have to be approved at the next annual meeting, along with an increase in the dues cap. Based a count from Association members present and proxies turned in, the proposal passed by a vote of 22 in favor, 1 opposed.

A review of 2005 pool activities was given. A lot of discussion was centered on problems the association had in regards to pool repairs, equipment issues and the problems that cause the pool to be closed for 6 weeks last summer. Dwayne Skare, vice-president for pool operations, explained the reasons for the pool closure and the efforts undertaken to remedy the problems. Mr. Skare noted that our pool vendor, Above and Beyond, has suggested that we may need to replace the sand in the sand filters this season. The cost of replacing the sand is about \$500 per filter and we have 3 filters. Above and Beyond will evaluate the issue during the pool opening procedures and will advise us on whether we have to replace the sand this year or can stagger it over time. The Board decided to follow the recommendation of the pool vendor in that regard. Mr. Skare reported that a flow meter will also be installed as it is required by the Health Department. Mr. Skare noted that the budget calls for a one-time reduction of \$500 in the amount the Association charges the swim team for use of the pool. The reason for that is that the swim team paid the full \$2,350 fee last year, but was unable to use the pool for about half their season and had to rent another pool to hold one of their swim meets. The Association did not refund any of that fee last year and decided to charge \$500 less this year to make up for that situation.

Dave Whiteman noted that the Association had voted to install a basketball goal in the tennis court area as part of the renovation of the tennis courts, but the goal did not get installed in 2005. Discussion was had on whether to go ahead and install the goal this year or not install it at all. A motion to not install the goal was made but withdrawn after discussion. The goal will be installed this year as previously approved.

A member raised the possibility of the Association paying for a dumpster to be brought in for a yard waste clean up weekend. The Association had done that a few years ago. Discussion was had on the benefits and problems of doing that and of the cost of \$600 to

\$800 for the dumpsters. A motion was made to bring the dumpsters in and incur the expense, but the motion failed for lack of a second.

Discussion was had on enforcement of restrictions and on examples of properties that are not in compliance with the restrictions. Dave Whiteman asked that any violations be reported to the Board and noted that the Board has the authority to impose fines on those who are not in compliance.

A voice vote was taken to re-elect Tim Thomas and Charles Bruns to an additional two-year term on the Home Association Board. There is one more position open on the Board due to the resignation of Jim Peavey. That position was not filled due to no nominations from the floor.

A motion was made to adjourn the meeting. The meeting was adjourned at noon.

Respectfully Submitted by:

Bill Yocum, Treasurer

Listed below are the current board members and their title:

Dave Whiteman - Board President	734-8911
Dwayne Skare - V.P. Pool Operations	734-8858
Bill Yocum - Treasurer	734-2643
Tim Thomas - Secretary	734-8614
Charles Bruns - V.P. Grounds	734-4836
Bruce Baldwin - V.P. Association Restrictions	734-2294
Larry Harp - V.P. At Large	734-5082