

**NFHA ANNUAL MEETING  
OCTOBER 23, 2014  
OXFORD MIDDLE SCHOOL  
12500 SWITZER RD**

The meeting was called to order by Board President Bill Flohrs at 7:10 PM

Board members present were: Bill Flohrs, Mike Flynn, Larry Weinstein, Betty O'Neill, Greg Dillard, and Susan Linn Hoffman

39 residents signed in for the meeting.

19 verified proxies were announced for this meeting.

A motion was made and seconded from the floor to amend the agenda to correct the number of open Board seats that expire in 2015 from 2 to 3. The motion passed unanimously.

A motion was made and seconded from the floor to approve the minutes of the March 3, 2014 NFHA Special Meeting. The motion passed unanimously.

**COMMITTEE REPORTS:**

**Greg Dillard: Monuments, Tennis Courts, Property Manager:**

Pool: Painted interior of pool house; Removed and replaced sinks; reduced chemical usage by upgrading chlorination systems; provided repairs to equipment during the season.

Mailboxes: Repaired 39 damaged mailboxes; Replaced 60 aged mailboxes with newly refurbished units; Inspected 161 mailboxes for problems such as magnets/flags/doors.

Tennis: Repaired cracks in courts surface; maintained the playground area.

Common Fence: Replaced damaged slats on common fence on Switzer and 119th Street

**Betty O'Neill: Landscaping:**

During the last year there has been a significant loss of landscape roses due to Rose Rosette disease. Close to 50 roses have been removed which have the disease, in order to contain the spread to neighbors' roses. Where needed, replacement plants have been purchased with the emphasis on perennials which are zone 6 hardy and drought tolerant. The use of 500 pounds of tumbled river rock has been added to 121st and Niemen to enhance the statue and conserve water use. Eventually more and more islands and entrances will incorporate a limited use of this stone.

**Mike Flynn: Trees:**

Mike discussed the current tree situation in the neighborhood. The City of Overland Park will only remove street trees, when necessary, in the parkway between the street and the sidewalk. They replace trees when they have funds available. The Homes Association spends money every year to trim street trees in rotating sections of the neighborhood. This is done on a revolving schedule. If you have any questions or concerns about your street tree, please contact Mike.

**Susan Linn Hoffman: Social:**

Susan thanked Teri Larson for her tenure as Pool Chair on the Board. In reviewing the summer's activities that were successful we found that small group activities and events geared to a specific age group were very popular. Susan confirmed that Family Happy Hour will continue next summer. She is looking into an expansion of Dive-In movies at the pool that are very popular. It may be more cost effective to buy some equipment instead of renting it. Finally, she reminded everyone of the upcoming Fall Fest on November 1<sup>st</sup> at the pool.

**Bill Flohrs: Pool:**

Bill reported that attendance at the pool this summer was about 5300; a small decrease from the year before, but this summer had 10 more rain days. Jeff Kelly pool management had their contract end, and has chosen to not submit a proposal for the coming season. We will work with Aquaticare and Midwest Pool Management to see if they can provide the services we need at an affordable price.

**Larry Weinstein: Treasurer:**

Larry reported that we started last year with \$77,000 and ended the year with \$82,000. There were no unusual expenses that the Association incurred.

**Bill Flohrs: President's Comments:**

In 2011, the Board developed a Long Range Capital Improvement Plan. Several items on the Plan have been completed: Tennis Courts Repair; Repair Pool Cracks; Resurface Pool Parking Lot; Install Grill Area at Pool; Repair Bridges at the Pool and Tennis Court; Install sprinklers at Pool Area. Other items are slated to be completed in the next 1-3 years: Stream Bank Erosion; Replace Pool Fence; Refurbish Pool Furniture; Replace perimeter fence; Replace signage at 119th and Goddard; Street tree replacement; Continue mail box replacement program.

**NEW BUSINESS:****Bradford Pear Fire Blight:**

Mike Flynn, certified arborist and Board Member presented some information on Bradford Pear Fire Blight. In a nutshell, there are 3-4 pears for city to remove on Niemen. 36 others affected to some degree by fire blight in same area. About 80 total pears along Niemen. City will continue to remove dead or very diseased trees. Replanting, if it happens, won't be until 2015. Pruning to alleviate fire blight is cost-prohibitive and no guarantee. Pruning to reduce deadwood—for aesthetic purposes—ranges from \$90-260/per tree. Further pruning to reduce potential storm damage, would cost about \$485/per tree.

**Emerald Ash Borer:**

Another issue we haven't addressed is the approximate 115 ash that are street trees in neighborhood. These are the street tree along Melrose, Stearns and 124-126<sup>th</sup> streets. Unless the residents have teamed up to address this issue in some way, no effort has been made to treat the ash trees to keep them from succumbing to emerald ash borer. Those trees may go away sooner than the pears. The Board is still looking into replacement options/costs.

A straw vote was taken on three options:

1. Have City remove the tree, NFHA and the homeowner split the cost of a new tree.
2. Have City remove the tree, homeowner pays for new tree.
3. Have City remove the tree, City pays for new tree.

The straw vote overwhelmingly favored Option 1.

The Board will continue to develop a policy that addresses the issue within the budget constraints.

**Pool Bank Stabilization Project:**

Bill Flohrs gave an update on the Pool Bank Stabilization Project. The plans for the work have been completed and are at the City for review. As soon as the review has been completed, final costs will be gathered and a Special Meeting of the Association will be called.

**2014-2015 Annual Budget:**

Larry presented the budget for the coming Fiscal Year with will be 15 months. The fiscal year for 2014 -2015 is October 1, 2014 to December 31, 2015 (15 months). The 15 month fiscal year is due to the change in Bylaws that was passed in March which moved our fiscal year from October 1 - September 30, to January 1 –December 31. This created a one time, 15 month fiscal year as outlined above. The dues for last year (2013-2014) were \$540 in regular dues, and \$55 in an assessment to repair and replace the Monuments at the entrances of the development. So the annual dues were \$595. The monument project was completed last year. **At the Annual Meeting a motion was passed not to renew the \$55 monument assessment.**

Last year the dues were \$49.58 per month ( $\$595 / 12 = \$49.58$  per month).

**The Board proposed that the dues for 2014-2015 be \$743.75** ( $\$49.58$  per month X 15 months).

**A motion was made from the floor and was passed by voice vote to establish the 2014 – 2015 dues at \$750.00. This is for 15 months There was 1 “no” vote via a proxy.**

**The dues for 2016 will be for the normal 12 month fiscal year. It is hoped that the dues will be \$600 for the 2016 fiscal year.**

**Board Openings and Elections:**

Nominations and elections were held. The results were:

Positions for 1 year (expire in 2015)

1. Bill Flohrs
2. Larry Weinstein
3. Mike Flynn

Positions for 3 years (expire in 2017)

1. Lisa Tagtmeyer
2. Susan Linn Hoffman
3. Christopher Lillard

There is 1 position that remains open. The Board will search out a person to fill that position.

The meeting was adjourned at 8:15 PM

Minutes submitted by Betty O'Neill