

**NOTTINGHAM FOREST HOMES ASSOCIATION ANNUAL MEETING
MONDAY OCTOBER 19, 2015
7:00 P.M.
OAK HILL ELEMENTARY SCHOOL
10200 WEST 124TH STREET, OVERLAND PARK, KANSAS 66213**

President Bill Flohrs called the meeting to order at 7:00 P.M. Board members present were Betty O'Neill, Heidi Immel, Lisa Tagtmeyer, Bill Goodwin, Susan Hoffman, Mike Flynn and Judy Denesia. Board member Chris Lillard was unable to attend the meeting.

A quorum was reached with 40 residents attending and signing in for the meeting. The board also received proxies from 58 Nottingham Forest residents. Betty O'Neill held 52 proxies, Susan Hoffman held 4 proxies, Bill Flohrs held 1 proxy and Steve Parker held 1 proxy.

A motion was made by resident Tracy Elford and seconded by Steve Parker to approve the meeting agenda. The motion was unanimously passed.

OLD BUSINESS:

A motion was made by resident Ames Stetzler and seconded by Craig Hamburg to approve the 2014 Nottingham Forest Homes Association Annual Meeting minutes. The motion was unanimously passed.

Bill Flohrs introduced Committee Chairs and gave a brief summary of their duties and activities this past year. See the attached for committee reports.

Susan Hoffman, Social Chair presented her plans for the Nottingham Forest Fall Festival to be held November 14 from 12:00 to 2:00 P.M. at the NFHA pool/tennis complex. Food menu will be chili and hot dogs. Activities will include a bounce house, pony rides, and face painting. Susan also discussed the first NHFA Holiday Homes Parade which will be held on Friday, December 11. Twelve residents have agreed to open their homes for NF residents to tour their homes and enjoy the holiday decorations. White wine may be carried by touring residents and appetizers and cookies will be served at homes on the tour. Watch for details in the NF newsletter.

NEW BUSINESS:

- a. Bill Flohrs discussed the budget. A motion was made by John Malarky and seconded by Gigi Perry to accept the 2015 budget and approve the \$600 yearly home owner's dues. The motion passed unanimously.
- b. Board openings and Elections: A motion was made by John Malarky and seconded by Gigi Perry to elect Heidi Immel to a 1 year term expiring in 2016 and to elect Bill Goodwin, Mathew Zehr and Chad Grattan to 3 year terms expiring in 2018. The motion was unanimously passed.

ADJOURNMENT:

A motion was made by Tracy Elford and seconded by Steve Parker to adjourn. The meeting ended at 7:15 P.M.

These minutes were prepared by Judy Denesia, NFHA Board Secretary

COMMITTEE REPORTS

Landscaping Annual Report 2015 – Betty O’Neill

2015 has been a perfect growing season enabling newly planted plants to become well established.

Major issues with AT&T, Heartland Midwest, Starz construction and Water 1 continue to be addressed.

Plans for a 2016 pool landscape renovation are being developed.

Pool Committee Annual Report 2015 – Heidi Immel

Midwest pool management managed the pool this year. We are signing a 2 year contract with them to continue to manage the pool next year.

Overall this year pool management seemed better. Resident’s complaints were reported to the pool management company and were corrected in a timely manner. Pool Use:

2013	1848
2014	1735
2015	1920

Pool Maintenance

- Shower heads were replaced in the men’s and ladies rooms
- Removed popcorn ceiling, repaired , textured and painted
- New ceiling lights added to the pool house
- Light poles were sanded and painted by the pool
- Getting bids to resurface the pool house floor
- We will be looking into have another shade area that can be used by residents when the cabana is reserved

Tree Committee Report 2015 – Mike Flynn

Nottingham Forest Homes Association’s public and private trees continue to thrive for the most part. Heavy spring rains and adequate summer moisture have reduced the

stress in many species and helped with recovery from previous years' drought conditions.

Ornamental pears along Niemen are still showing signs of fire blight disease, but no worse than previously seen. Three to five of the most-diseased trees were removed by the City of Overland Park, which also ground out the stumps. Replanting, with oaks, lindens and other city-approved street trees, is scheduled for December. Other street pears that suffered wind damage due to their included-bark branch unions were pruned or removed as needed. Several other street trees, included a previously damaged maple, were also removed by the city.

Nottingham Forest residents have not reported a significant impact from the emerald ash borer. Many homeowners have begun soil drench and trunk injection programs through private tree contractors to protect their own trees from this invasive insect species, projected to eventually kill most of the untreated ash trees in the metropolitan area. Several NFHA streets are lined with ash; the city has no comprehensive plan to treat these trees.

NFHA does not currently have a street tree-replacement program in place. This will likely need to be considered in the future, along with ways to encourage residents to replant the parkway, between the sidewalk and street, on their own. According to Overland Park's City Forester, the city has very limited funds for replanting trees within neighborhoods such as ours. Future funding looks doubtful at this point.

The tree committee updated the NFHA tree policy information earlier this year, with combined material from neighborhood and City of Overland Park guidelines. This policy can now be found on the NFHA Web site.

The neighborhood continued to lose evergreens, primarily Scots pines, over the last year. A number of these were removed near the Association's swimming pool and tennis courts, and along 127th Street. Most of these succumbed to pine wilt disease, which will continue to affect this species and Austrian pines in the future. Funds will need to be earmarked in the future for replacing these trees, too, if residents value their aesthetic and screening benefits.

One stem of a triple-stem mulberry tree, growing in NFHA property along 127th Street, failed over the summer and damaged a resident's wooden fence when it fell. The Association paid to have the tree removed and the fence repaired.

Annual street-tree pruning took place in January, raising low limbs and branches over the streets and sidewalks throughout the neighborhood. About one third of the trees are trimmed each year in this maintenance program, which costs \$1,900.00. Residents also are encouraged to help care for their trees.

Treasurer's Report: Bill Goodwin and Bill Flohrs

First of all, many thanks to Larry Weinstein for being the treasurer over the last 2 years. He asked the tough questions, and made sure everyone understood how all the different committees were doing with their budget throughout the year. Bill Goodwin has stepped in at a good time so he can become familiar with the income and expenses of the Association.

The dues for fiscal year (and calendar year) 2016 will be \$600 per household, or \$50 per month. This is the same monthly rate as we are currently paying. Here are the key points:

1. The NFHA passed a budget at the last annual meeting that said we would end our current fiscal year on December 31, 2015 with a balance of \$38,021 that we would carry over to 2016, along with a reserve of \$32,000. We will do that. In fact, barring any emergency expenses, the yearend balance should be about \$50,000, or about \$12,000 above the projections.
2. The NFHA Board passed at budget at the September meeting that maintains the current spending for Trash, Landscaping, Pool and Tennis, Administrative, and Social. Major Project funding will decrease by about \$53,000 because we have completed the Stream Bank project. This is good news.
3. Since we have a fixed amount of income (572 homes x yearly dues of \$600), it is important to carry a reasonable reserve amount, and be flexible with spending to accommodate expenses that arise during the year. The 2016 budget does that.

Social Report: Susan Linn Hoffman

The 2015 Social events were fun and widely-attended. We have two events remaining this year – Fall Fest on November 14th and The First Annual Parade of Holiday Homes on Friday, December 11th.

The 2016 Social Events will include:

- An Adult-Only Party – February
- Spring Fling – April
- May Day, the Nottingham Way – May
- Shrimp Boil – June
- Family Happy Hour – 2nd Friday of every month during the summer
- Two Dive-In Movies at the pool – July/August
- Fourth of July Party and Parade – July
- Fall Fest – November
- The Second Annual Parade of Holiday Homes – December

Maintenance and Grounds: Chris Lillard

Tennis Courts: Projecting 2017 for surface repair to courts. Light bulbs replaced. Overhanging tree trimming to be done this fall.

Monuments: Iron work on Grant and Niemen at 119th Street to be removed and recoated.

Mailboxes: Five year plan began in 2013 to refurbish all 572 mailboxes:
 2013-2014 - 80 refurbished
 2015 - 160 projected to be replaced - (120 thru September)
 2016 - 2017 - 160+ each year
 14 mailboxes repaired this year as a result of accidents

President's Report: Bill Flohrs

One of the major projects that were completed this year was the stream bank retaining walls by the pool and tennis courts. This project was identified in the long range plan in 2011 because the creek banks were eroding into the stream. Monies were set aside in 2012, 2013, and 2014 in the total amount of \$66,000. The project was completed for about \$68,000.

We retained a new pool management company to manage the lifeguards and pool equipment. We reviewed proposals from 7 different pool management companies, interviewed 3, and chose Midwest Pool Management as the management company.

The Board worked for several months on a new dues policy. Feedback from residents, our accountant, and the Board was gathered. The new policy is clear, definitive, met the concerns of our Treasurer and accountant, provided set dates for actions, and moved the due date away from the holiday season at the end of the year.

Larry Weinstein, our Treasurer for the past 2 years, and I worked on a month-over-month budget so that at the end of every month, we knew what our year-to-date budget was, what had been spent year-to-date, and what monies could be allocated to other priority needs.

We have a wonderful neighborhood with many new residents. Many of the people who raised their family in Nottingham are being replaced with new residents that will raise their family in Nottingham. This lead the Board to move to an online directory that will be kept up-to-date and offer a very easy way to know who your neighbors are.

Many of the residents are updating, remodeling, refreshing or adding on to their homes. In 2010, there were 18 sales of homes in Nottingham Forest. The average sales were \$339,044. Thus far this year, there have been 34 sales with an average of \$390,000 (thank you Gigi Perry) or an almost 15% increase in value. The neighborhood is in demand and continues to be a place where people want to live.

My term on the Board is ending. Being on the Board allows me to see just what a great neighborhood we have, what a great Board we have, and enjoy some people that I wouldn't normally get to meet. Thank you.