

Blackthorne Estates HOA Board Meeting

Minutes March 24, 2022 7:00 – 8:31 p.m. CT Sunrise Point Elementary Commons

Type of Meeting	Spring HOA Board Meeting
Facilitator	Quinton Huffman, HOA Board President
Note Taker	Susan Pallucca
Attendees	Board Members: Quinton Huffman, Susan Pallucca, Matt Piotrowski. Newly appointed board members Jim Arensberg and Tony Prehm attended and joined the board after vote confirmation. Blackthorne Estates Residents: 22 Homeowners
Documents Provided Onsite	Meeting Agenda, 2022 Budget (Jan. – Feb. actuals)

Meeting Called to Order @ 7:00 p.m. CT

I. Election to Fill Board Vacancies

- Call for board nominations in addition to nominations already received
- Invitation for board nominees to address the neighborhood
- Collection of ballots
- Announce newly elected board members

Byron Lewis – Requested when the community was informed to add names to the board election. Quinton Huffman advised that the notice was included in the letter notice of the November HOA Board meeting dated October 8, 2021. Additionally, nominations will be received if there are any from the floor.

Two nominations had been sent in prior to the meeting.

Quinton Huffman called for any further nominations from the floor: None received

Tony Prehm provided introduction

Jim Arensberg provided introduction

Ballots were collected from the meeting attendees and those submitted in advance. Ballots were counted in front of homeowners onsite and totaled.

Tony Prehm received 24 votes and Jim Arensberg received 25 votes, no other candidates received votes. Both were confirmed as new board members and were invited to be seated and join the board.

II. Resident Comments (Open for Blackthorne Estates Residents to be Heard on Items Not Included on this Agenda. The Board Shall Make No Decisions or Consideration of Action of

Citizen Comments, Except to Refer the Matter to Standing Committees for Consideration, or to Schedule the Matter for Board Consideration at a later date. Those Residents Addressing the Board are Requested to identify themselves by name and address for the Official Record.)

Byron Lewis – Raised the question as to when his emails would be answer by the ARC Committee that were sent on March 1 and March 14 that pertained to the dilapidated fence at 3500 W. 155th Street. Quinton Huffman responded that the board had noted the emails and were addressing directly with the homeowner. Byron stated he would expect a response within a timely basis going forward to any further inquiries.

Nelson Quirindongo – Ask about the dead trees on the Blackthorne Estates walking trail. He requested what is the plan to remove the dead trees. Quinton Huffman responded that we have been removing dead trees and can address and recommended sending an email to blackthorneestateskc@gmail.com on the trees that need to be removed.

Lynne Heflin – Responded did some trees get removed or has there been a reassessment done on that trail area. Quinton Huffman responded that we plan to reach out to Volz Landscaping to assess.

Dave Pace – Inquired if the HOA by-laws have a policy on houses being turned over to an Airbnb. Quinton Huffman advised that we addressed an issue earlier in the year and plan to try to improve the by-laws to include stronger language regarding this topic. The current by-laws stated different leasing options based on each plat/zone, in which the community is designed.

Bob Gaugh – Advised that on April 4, Overland Park City Council is going to address Airbnb rentals due to recent killings at two houses in the county. He continued to advise that according to our by-law restrictions, owners are to provide written agreements for rental and leases as well as term of the rentals to the HOA and requested if the HOA Board had those records. He stated he would like to get all rentals out. Quinton Huffman advised that the HOA Board does not currently have copies. The board is looking to review and revise the HOA by-laws to more clearly and affirm the rental property language.

Nelson Quirindongo – Brought up how fast people drive on 157th street and down the hill and he lives on the corner of that intersection. The specific area is at 157th and curve to Pawnee and then forward onto the straight street. Someone hit the curb and one of his trees going too fast. How can we address this issue? Quinton Huffman advised that HOA Board does not have an enforcement arm. Matt Piotrowski advised that we should continually remind neighbors and families with young drivers of the posted speed limit, which is 25 miles.

Byron Lewis stated that he contacted the City of Overland Park in the past and requested for additional speed zone signs to be added in the community and their response was that there is signage posted and additional would be too many signs in the area.

Amy Urbanek – Stated that there has been police presence with radar in that area for a few weeks.

Steve Duewer – Advised that “what you’re talking about is public safety, parking within 15 ft. of fire hydrate, etc.” Parking on the street is causing a safety issue in this same area.

Bob Gaugh – Requested an update on the situation with Iron Horse gate where you can't cut through the street. Quinton Huffman advised that he reached out to county commissioner. That is a Leawood city boundary. **Action: Quinton will follow-up to see if there can be any movement.**

III. Old Business

Financials

Update on Status of 2022 Expenses and Budget

Quinton Huffman reviewed the budget and current financials. Good news is that January and February are tracking to expected amounts. One impacting situation, as of March 1, 34 households haven't paid dues. Revenue is collected from 170 homes at \$900 HOA totaling \$153,000 and we have only collected \$123,000, which makes the HOA short \$20-30k in revenue.

Quinton advised that the primary focus in the budget is on the refurbishment of the community pool and having a \$30k shortage puts this project at risk to complete this year. He continued to advise that the HOA would be strapped for cash by the end of 2022 and recommended that we don't move forward in doing the pool refurbishment until a large portion of outstanding dues have been collected.

Steve Duewer – Asked that with 34 homeowners not paid, have notices be sent out? Quinton Huffman advised that the Board is working with HAKC on status of notices. Steve suggested that we look at stopping their trash service.

All other expenses currently are on track.

Pool Committee Update

Update provided from the pool committee on progress of pool refurbishment quotes and recommendation of contractor and timeline. If acceptable to the board, a vote on amending the 2022 budget to include selecting a pool refurbishment contractor and authorizing a contract would occur at this time.

Susan Pallucca, Pool Committee Chair provided the following overview:

The pool is almost 23 years old and needs renovation. The HOA board contacted seven companies to collect bids. No response from three, one declined bidding the job and three provided quotes that were competitive.

At the November 16 HOA Meeting there was discussion on refurbishment and additional options including suggestion that we totally redesign the pool (e.g., larger, zero entry). To redesign the pool the estimate is around \$175 - \$300k, which we don't have the funds for now or even in the near future.

Received 3 Bids:

- All companies are insured and are in good standing with the Better Business Bureau

All bids included the following services:

- Hydro-Blasting to remove all existing paint from the surface for the Main & Kiddie Pool
- Replace Coping Stones around main and kiddie pool
- Replace Waterline Tiles around main and kiddie pool
- Replace Depth Marker Tiles around main and kiddie pool
- Insert Step Marker Tiles around main and kiddie pool
- Replaster inside of both main and kiddie pool

Initial bids received in September 2021; rebid occurred in February 2022

Jackson Pool Services Bid: \$50,340 (*no rebid received or any contact on request*)

Mid-American Pool Renovation Bid: \$82,000

Mid-West Plastering: \$61,900

An additional \$4,000 will be contracted with pool vendor to provide the daily plaster curing process required during the refurbishment.

Due to the current state of the pool, services, water and chemical cost will increase this year in order to keep the pool usable. We saw an increase in these areas in 2021 as well.

Estimated increase of 30% or more for materials in 2023, which are not currently factored into the current pool reconstruction budget.

Resident Comments:

Shannon Clark – Stated are we going to need to pay additional \$2k a month for chemicals and water to fill the pool? That would add an additional \$8k of spend and we should take that into consideration.

Steve Duewer – Requested what is the Board looking at doing for next year to collect dues; we've backed ourselves in a corner.

Tony Prehm – Asked is we could order pool refurbishment supplies now to lock in price of materials.

Nelson Quirindongo – Said if we don't do it this year; and we have a problem with people not paying their dues what is the plan? Using the money, we are trying to collect would allow us to put the contract in place this year. If we play our chances, we would have a reserve to cover the cost. If the price goes up, we won't have to worry. Stay the same or go down, we're winning.

Quinton Huffman responded that the best thing we can do is make sure the board as authority to move the project forward once we have the funds available.

Dave Pace – Asked if there is time to do the refurbishment if we delay the opening of the pool, suggested some vendors might take a late payment.

Harry Heflin – Requested if the HOA could take a short-term loan and spread out over time. From the options we have, doesn't look good. Quinton Huffman responded that the HOA by-laws don't allow a short-term loan option.

Bob Gaugh – Suggested that we do an assessment to pay for pool refurbishment. That is what the HOA did in his previous neighborhood.

Roger Lewis – We should pass along an assessment onto the management company to manage. HAKC sent 2022 due notices out right after Christmas and need to have them send reminders. **Action: Quinton to follow-up on status of dues.**

Nelson Quirindongo – We need payment as soon as possible. Amenity for the community to enjoy the pool this summer. When will we be in a better position to make a decision? We are giving ideas based on what we hear. Board has done more research and recommendations in terms of how to move forward with a contract.

Quinton Huffman advised that this is budget risk mitigation and would prefer not to request a special assessment. The board would like to get dues collected and be solvent and then move into getting a contract in place. It's not the boards plans to increase dues or do an assessment, but we'll need to see where we sit with the budget.

The board's recommendation is to take a vote for authorization to move into a contract once funds are available.

Lynn Heflin – Asked is there any possibility of getting the pool done this year?

Tony Prehm – What is the expectation of getting all the dues collected timely? Quinton advised that all dues were collected in June or July in 2021.

Shannon Clark – Responded asking if there has been a discussion of raising the yearly dues, since they are so low. Quinton advised that the Board would review our revenue and expenses at the end of the year and will assess dues for 2023.

Steve Duewer – Said so if we had the \$30k the HOA board would feel comfortable moving forward? The response from Quinton was affirmative.

LAST CALL FOR PUBLIC COMMENT STATED AT 7:58 p.m. CT

Quinton Huffman put forth motion that the HOA Board would be authorized to select pool refurbishment company and move into contract for up to \$70k once funds are available. *Motion seconded by Matt Piotrowski and passed unanimously.*

Architectural Review Committee

Update from ARC on the status of the basketball hoop, signage, and landscaping.

Matt Piotrowski, ARC Committee Chair provided the following overview:

Researched several options for replacement basketball hoop and backboard and can't find one for the current post. Collecting quotes for a replacement and to move the basketball hoop to west end of the parking lot. Signage will be replaced and more visible.

The board plans to replace two trees that were removed on the lawn near the current basketball area to create barrier between parking lot and homeowner's home/backyard.

Need to address the islands in the subdivision, many have dead plants or just dirt in them and are an eyesore. The issue with the island is there is no irrigation system so need the right type

of tree or plant that are sustainable without continued water. Gathering quotes from different companies.

Resident Comments: None

IV. New Business

By-Laws and Restrictions Discussion

Open discussion on if By-Laws or Restrictions should be amended

NOTE: We will not be holding a vote on any changes to the By-Laws or Restrictions during this meeting. The intent of this agenda item is to discuss potential changes that board members and residents would like to see.

Quinton Huffman, HOA Board President provided the following overview:

Quinton recommends some updates to the By-Laws to make voting on board members easier. Updating the by-laws is not an easy process, we have 170 homeowners and 4 sets of restrictions to abide by and propose that we get to 1 set of restrictions. Items to bring forward, more restrictive language for rental property, Airbnb rentals, we received a request to consider solar panels installation on roofs. No actions at this time just want to make awareness and ask if the community has any specific by-law changes, they would like to see.

Action: The board is looking into the process to adjust the current by-laws.

Resident Comments:

Dave Pace – Requested if we could move to a digital system for Board member elections. Quinton Huffman advised that our HOA by-laws require a paper ballot.

Byron Lewis – Asked if penalties can be put in place that would make it easier for the board to enforce by-laws and restrictions.

Bob Gaugh – Proposed that in Plat 1; we list only single-family units and that rentals of any kind (included Airbnb) should not be allowed. Need clarification of short-term rentals.

Architectural Review Committee – None to address

Other Business

Opening comments from Board – None put forth

Meeting Adjourned @ 8:31 p.m. CT