

# Blackthorne Estates HOA Board Meeting

Minutes      December 12, 2022 7:00 – 9:00 p.m. CT      Sunrise Point Elementary Commons

<b>Type of Meeting</b>	Annual HOA Board Meeting
<b>Facilitator</b>	Quinton Huffman, HOA Board President
<b>Note Taker</b>	Susan Pallucca, HOA Board Secretary
<b>Attendees</b>	Board Members: Quinton Huffman, Susan Pallucca, Matt Piotrowski, Tony Prehm, Jim Arensberg Blackthorne Estates Residents: 23 Homeowners
<b>Documents Provided Onsite</b>	Meeting Agenda, 2022 Financials

## Call to Order

### 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

Quinton Huffman, HOA Board President, advised that there are 3 board vacancies, President, Treasurer and Secretary. Provision for nominations from the floor and self-nomination to join the board for the 2023-2024 two-year term.

Quinton Huffman, called for board nomination from the floor. No self-nominations received.

Quinton Huffman, Matt Piotrowski, and Susan Pallucca addressed the group and presented their bios and desire to serve on the board.

Quinton Huffman made a call for any ballots, which were hand delivered to him at the meeting.

Board member Tony Prehm counted the ballots: 23 ballots were counted and tallied; Quinton Huffman, Matt Piotrowski and Susan Pallucca were voted to the board for the 2023-2024 term.

**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.

Resident comments:

Lori Walker stated she wanted to address an issue with community communication. She asked if there is a plan to create a committee and improve communication. Quinton Huffman responded that committees are filled by board members and other residents within the community and advised there has been very limited engagement from residents. Quinton advised that the main source for information is to reference the [blackthorneestateskc.org](https://blackthorneestateskc.org) website and that Facebook is not managed or supported by the HOA. The best way to communicate with the board is through the Blackthorne Estates email [blackthorneestateskc@gmail.com](mailto:blackthorneestateskc@gmail.com).

Lori also addressed that she submitted feedback to the board regarding a drainage issue behind her home and has not received a resolution. Quinton Huffman advised that he had reached out to Water's Edge to investigate, contacted their HOA, and they have identified the homeowner that is causing the issue and they trying to work out a solution.

Bob Gaugh requested if the board gets notification on the explosions with the building at Mission Ranch. Quinton Huffman responded that the board does not get notification of the blasting.

Response from OPCares Service Request submitted 12/28/22: Confirmed it is Mission Ranch and they have a current blasting permit. It is not unusual for you to feel the blasting at that distance. Each blast is monitored and witnessed by the fire department prevention department and each of the blasts have been below acceptable numbers. I believe that they are close to if not finished with blasting for this project. Feel free to reach out to me with further questions. Assistant Fire Marshal, Travis Coates, 816.392.5639.

Bob Gaugh brought up another concern, City of Overland Park repair of curbs and driveways. The black asphalt repair on the street diminishes the look of the subdivision. He called the city last year and they informed him that the city doesn't have any funds to replace the curbs. Reviewed after the curb was repaired with the black asphalt.

Quinton Huffman mentioned that John Wurtz did an assessment of the neighborhood in January 2021 and advised that we need to contact them to come back out to look at the work and assess. The Board will continue to engage the city to find a resolution.

Harry Heflin stated that if individuals call the city why are we not going to the City Council to address these issues vs. individual departments.

Alan Voss commented on the sidewalks, two kids tripped on Halloween due to the uneven sidewalks. There is like a foot of elevation and is a danger to residents and potentially others that could sue the community. Another concern Alan stated is how dimly lit the streets are and it's due to overgrown trees. In addition, he mentioned that we are the only division that don't have sidewalks on Mission. He agreed we need improved community communication and would be willing to help monitor it.

Amy Urbanek stated that the Facebook page was started by a resident (mom) and is not held by the HOA board. If there is a place for us post information, can't be a decision making body. Once upon a time, Amy mentioned we had a function that there was a way to push via BlueHost (website tool) to all residents at the same time. For any community, need to communicate positively and promote interactive engagement.

Dennis Keegan mentioned the sidewalks on mission, that they will be doing a street improvement project in a couple of years. Quinton Huffman advised that he is not aware of this project as there has not been any communication with the city. Quinton advised since we are engaging with the city on a number of projects, we can add it to the list. Some residents have experience with public improvements grants that you can apply and write a PIAC grant.

Bob Gaugh voiced concerns about the sidewalks, he stated they are out of code and contacted Overland Park. Quinton stated you can submit concerns into the City of Overland Park website and request that the city address it.

If we are really concerned, Harry Heflin advised he would be happy to sit at a council meeting to address concerns and try to get budget. Go through the councilman to get on the agenda. He suggested that we should invite councilman to our HOA Board Meetings to address issues with residents.

Quinton Huffman called for any additional resident comments and thanked them for their feedback.

## **Reports of Officers and Standing Committees**

### **Old Business**

- Basketball Goal Replacement & Signage  
Move the basketball hoop to the west, new basketball goal replaced and replanted three trees, 10' locked at a standard height.

Kristi Brown stated that we need to assess basketball height to accommodate smaller children to use it and that there is still a teenager using it at all times of the day/night.

- Replace By-Laws and Restrictions  
NOTE: Changes to By-Laws and Restrictions require dedicated and pre-announced voting from the homeowners. We will not be holding a vote on any changes to the By-Laws or Restrictions during this meeting.

Quinton Huffman advised that is not for vote at the meeting but that as the developer created new sections of the neighborhood, each plat has different size of homes and renter agreements are different (6 month vs. 1 year).

We would require approval from all four plats in the neighborhood.

Quinton has received feedback from residents regarding opening the restrictions to include installation of solar panels but it's a long and difficult process to change the by-laws.

### **New Business**

#### **Financials**

- Statement of revenue/expenses for 2022 – Quinton Huffman presented the following:  
2022 actuals as of 11/30/22, we have done well in collection of dues; had 1 outstanding and collected some late fees  
Review of financial statement:
  - Ground expenses increased due to tree removal along the walking trail
  - Pool was under budget
  - Waste Management, was a little over budget, fulfilled more of their contract, specifically yard waste
  - Waste Management will be increasing cost in 2023. The board obtained another bid and it was the same cost so proposed we stay with Waste Management.
  - Water bill was absorbate due to the state of the pool, which required daily backwash by the pool company to address plaster paint residue in water
- Proposed budget for 2023 – Quinton Huffman presented the following:
  - Proposal that we maintain dues at \$900 annually. Most budget expenses will be the same except for the pool refurbishment expense
  - All other expenses remain in line with past spent
  - Expect less utilities expenses, specifically water bill
  - There is some gross up on a few expenses

Harry Heflin asked if there is a reserve? Quinton Huffman advised that at the end of November we had \$88K but by December it was \$79,790. 2023 revenue will be \$153,000 (if all dues are collected) and at the end of 2023 there is an estimate reserve of \$23,000. We are covering pool cost by savings over the last two years.

*Quinton Huffman called a motion for the 2023 HOA dues to remain at \$900 and for the 2023 Budget and Projections to be approved. It was seconded by Board member Matt Piotrowski.*

Other recurring or potential expenses:

- Waste Removal Service
- Lawn/Landscaping Maintenance
- Main and Baby Pool Maintenance
- Main and Baby Pool Refurbishment (plaster interior, tile, coping stones, depth markers and step marker tiles)
- Removal of dead or diseased trees in common areas and planting of new trees in the common areas to replace trees that have been removed

Quinton advised that we will continue to remove dead trees and will be budget contingent.

Bob Gaugh advised that the predominant trees in the neighborhood are Ash, Channel 5 did a piece on removing and replanting them. They are all going to die. He thinks we should be the squeaky wheel and get ahead of it. Bob requested how many dollars are allocated to the tree removal? Quinton advised that we spent \$6500 - \$8000 in 2022.

Kristie Brown commented on the poor state of the community entry landscaping. All the shrubs and plants are dead. She suggested establishing a landscaping committee to help the board with re-landscaping that area. She also suggested that we skip planning perennials in 2023 and reallocate that money toward new landscaping.

- Entryway Fountain Maintenance/Repairs – regular monthly maintenance to keep the fountains running and periodic repair and replacement of components
  - Pumps were running and keeping them running
- Attorney and Homes Associations of Kansas City (HAKC) services

Pool Refurbishment Update

- Contract signed mid-October with Mid-West Plastering, LLC
  - Quote \$61,900 included: Sandblast both pools, Tile Replacement for Pool and Baby Pool, Replaster Pool and Baby Pool, Remove all existing coping and form and pour in-place new coping and caulk.
  - Quote \$4k for Pinnacle Pools to provide Plaster Curing Process
  - \$65,900
- Tahoe Blue QuartzScapes plaster and Verona tile selected (samples were available at the meeting)
- Targeting spring 2023 for work to be completed prior to opening for the season May 27, 2023
- Budgeted to replace pool furniture

Reports of Officers and Standing Committees

- a. Architectural Review Committee
  - i. Consistent – No news to report
- b. Communications Committee
  - i. Not an active committee – No report
- c. Social Committee
  - i. Not an active committee – No report
- d. Pool Committee – Report Given
- e. Welcome Committee
  - i. Not an active committee – No report

## HOA Volunteer Opportunities

- Other volunteer opportunities include (all committees have openings):
  - Architectural Review Committee
    - Responsible for enforcing the community's architecture standards as outlined in the declarations and restrictions
  - Communications Committee
    - Develops and distributes HOA communications and manages community website
  - Social Committee
    - In charge of planning community events and making sure that homeowners have the opportunity to meet their neighbors
  - Pool Committee
    - Monitors contract work budgeted each year. Oversees pool usage, maintenance, and equipment of the pool. Reviews the pool rules and regulations annually and presents recommendation for changes to the Board of Directors for consideration.
  - Welcome Committee
    - Responsible for introducing new homeowners to the community, assembling, and distributing the welcome packet, as well as fielding any initial questions they may have

## Potential new committees

### **Scheduled Meetings and Events**

- HOA Meeting, April/May 2023 (specific date TBD)
  - This meeting will be conducted online via Zoom. No voting necessary during this meeting. This format might generate more participation.
- Scheduled Events: None currently

### **Other Business**

No other business.

Quinton Huffman thanked residents for attending and called the meeting adjourned.

### **Adjourn**