

**Shannon Valley Homes Association  
Annual Meeting and Board Meeting Minutes  
November 11, 2022**

**Board members present:**

Griffin Gatewood, President  
Chris Slimm, Vice President  
Tony Kays, Treasurer  
Holly Stark, Secretary  
Matthew Elyachar, Member-at-Large

**Residents present:**

Russ Townsley  
Serge Hansel  
William T Popplewell, III  
Dick Brown  
Jerry Weinstock  
Taylor Sibala  
Gary Fox  
Sam Bellante  
Kerry Svendsen  
Graham Svendsen  
Mary Ellen Brooks  
Larry Brooks  
Martha Belker  
Ted Steinmeyer  
Richard Triola  
Buddy Nash  
Denyse Heaney  
Barbara Varhol  
Kyle Weinstock  
Julie Jablonksi  
Doug Bailey  
Melanie Deardorff

**Also present:**

RJ Allen, Home Association Solutions

**1. Call to Order**

Griffin Gatewood called the meeting to order at 7:04 p.m.

**2. Proof of Notice**

Proof of notice of the letter notifying all residents of the Annual Meeting was displayed and discussed. It was sent more than 15 days in advance of this Annual Meeting with a copy of the nomination form and proxy form.

**3. Introduction of Officers**

Each Officer and the Home Association Solutions representative introduced themselves.

**4. Review of 2022 Expenditures and 2023 Budget Proposals**

The expenses for 2022 were discussed in detail as well as the proposed 2023 budget and options. The financial condition in 2022 has been healthy with approximately a \$2,400 reduction in reserves to cover budget overages which is exceptional given the increases in the trash service fees and the general inflationary conditions of the economy. A resident suggested the Board could consider in the future investing in a possible Certificate of Deposit with the reserves currently held in the money market account.

#### **5. 2023 Budget**

Upon motion duly seconded, the proposed 2023 budget was approved as amended by the Board of Directors with the removal of the "Parking Lot Sealcoat" line item of \$3,500, a reduction in the "Social Activities" line item to be \$3,000, a reduction in the "Printing, Postage & Supply" line item to be \$2,500, and the adoption of the column that called for the annual invoices to the residents to increase to \$325; thus, having the trash fee equal \$208 and the association dues equal \$117. A copy of the 2023 Budget as approved with these changes is attached hereto as **Exhibit 1**.

#### **6. 2022 Year End Review**

The Board discussed communication continuing through the website and email distribution until the new website is launched. The new website will allow more options for communication and a better user interface. The goal is to send residents directions on how to sign up for the new website with the annual dues mailer in December 2022. This will allow users to enter their personal details and choose to be part of the directory or not.

The Board next discussed the successful re-launch of the Block Captain Program. Certain Block Captains have hosted Block Parties that have been enjoyed by many residents already.

The Board also discussed the successful social events of the Easter Egg Hunt, Fourth of July Parade, and Oktoberfest Celebration. Many residents participated in the Neighborhood Garage Sale which was well attended.

The Board discussed the fuel trigger in the sanitation contract that resulted in a renegotiation, but still ended up with favorable terms for SVHA compared to rates provided by other carriers.

The Board did several projects including tuck-pointing the pavilion which had loose or missing stones, sealing the monument on Grant Drive and College Blvd, adding solar lights to the pavilion for safety, updated landscaping at the Grant and 115<sup>th</sup> Street entrance, and a planned tree trimming along College Blvd to be completed before year end.

#### **7. 2023 Focuses and Projects**

The Board continues to focus on the Block Captain Program to help bring neighbors together. The Board is continuing to look at improving landscaping at the entrances. The Board will continue to increase communication with the launch of the new website. The Board is also excited to hold the social events for the neighborhood.

#### **8. Nominations & Elections**

In addition to the nominees identified prior to the meeting, there was one self-nomination from the floor. The nominees were: Holly Stark, Matthew Elyachar, Chris Slimm, Griffin Gatewood, Kerry Svendsen, Buddy Nash, Denyse Heaney, and Jerry Weinstock. Each candidate had a couple minutes to discuss a bit about themselves and why they were seeking to be on the Board of Directors. At the conclusion of the speeches, the ballots and proxies were cast by those present.

Upon review of the ballots and proxies, it became apparent that a large number of proxies presented at the meeting for voting had been collected with the intended use for a Special Meeting being advocated by certain residents earlier in the year that was never called, instead of the Annual Meeting proxies that were supplied to all residents with the meeting notice. Due to this unforeseen circumstance, the counting of ballots was halted until legal counsel could be consulted to review and opine on the validity of these proxies for use at the Annual Meeting. Further, factual issues such as current ownership associated with the home address, whether such proxy was subsequently revoked, or whether such proxy was a duplicate will be necessary given the age of such proxies. Legal counsel is planned to be consulted and candidates given the outcome prior to the next scheduled Board Meeting which will be a transitional meeting in either event.

Certain individuals who had brought the proxies in question asked the count of the ballots and proxies if the proxies in question were excluded. The representative from Home Association Solutions counted the ballots using those parameters and announced who the winners would be in that scenario. The result was different than if the proxies in question were counted.

**9. Next Board of Directors Meeting**

The next Board of Directors meeting will Tuesday, December 13, 2022 at 7:00 p.m. at Grace Covenant Presbyterian Church, 11100 College Blvd, Overland Park, KS 66210.

**10. Open Forum**

A few residents had thoughts to share at the open forum in addition to the many thoughts that were shared throughout the meeting.

**11. Adjournment**

There being no further business, the meeting was adjourned at 9:38 p.m.