

Charleston Harbor Homes Association

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August 25, 2015 Homes Association Board of Directors Meeting Minutes (Corrected)

The Meeting of the Board of Directors of the Charleston Harbor Homes Association (CHHA) was held following the annual election of the board at the community room at Shoal Creek Police Station. The Vice President was not present. The meeting was called to order following the election by President Chaz Wood. Other board members present were Marlin Roberts, Karla Oyler, Karl Bloss, Larry Janacaro, Joe McCune, Erin Pham, Alice Roxburg, and Jerusha White. Past President Brad Humston, Past Secretary David Swiss, and past board member Craig Maynard were in attendance. Past Treasurer Loretta Lock left the meeting shortly after election of the new officers. A quorum was present to conduct business. Approximately 15 other members were present.

<u>CHHA</u> <u>BOARD OF DIRECTORS</u>	
Chaz Wood	President
Marlin Roberts	Vice President
Karla Oyler	Secretary
Karl Bloss	Treasurer
Larry Janacaro	Member
Joe McCune	Member
Erin Pham	Member
Alice Roxburg	Member
Jerusha White	Member

The first order of business was to elect new officers from the panel of newly elected board members. The following persons were nominated and motions seconded to fill four officer positions:

Charles (Chaz) Wood	President
Marlin Roberts	Vice President
Karl Bloss	Treasurer
Karla Oyler	Secretary

Discussion focused primarily on the transition of the previous board to the newly elected board. Specific topics of discussion included:

- Past Secretary Dave Swiss recommended that a formal legal opinion be obtained to clarify The Fair Debt Collections Act and its applicability to CHHA. President Wood indicated that he and Past President Humston have discussed the issue.
- Past Treasurer Loretta Lock stated that the treasurer records would not be available for transition until the week of 8/31/15. Concern was raised regarding the need to access bank records (US Bank at Vivion). Craig Maynard thought both his daughter(s) and Teblet Lawn service were paid on 8/26/15. Past President Humston agreed to expedite the transition of treasurer documents and information to Treasurer Bloss in a timely manner. Board Member Jerusha White asked about how the CHHA fiscal year runs, and Past President Humston indicated that to his knowledge there has been no fiscal year per se.
- Brad Humston said he would transition documents and contact information to the current President Wood. President Wood asked Past Secretary Swiss for a copy of the meeting minutes from the first part of 2015, preceding the 5/26/2015 meeting. Swiss said those minutes were emailed to him by Past Treasurer Lock and he would make an effort to locate them. Documents and signage were presented by Swiss to the newly elected Secretary, with other signage yet to come from Humston.
- Loretta Lock and Brad Humston hold keys to the first cluster mailbox at the south

entrance of the subdivision. The address is officially that of the pool, 6815 North Charleston Drive. This is the box where dues and other materials are received. Brad agreed to facilitate getting the keys to the appropriate new officers.

- Discussion ensued about the vacant lot at 6925 North Quincy and efforts of the past board to establish ownership as it passed from Presko Homes on 8/8/15 to another buyer. Vice President Roberts has ascertained the name of the property owner, who is currently not having the lot mowed. It was suggested that the City of Kansas City, via City ordinance, might get the mowing problem solved quickly.
- Discussion was held regarding yard lights and the fact that although there is nominally one yard light per home in older plats of the subdivision, there are fewer yard lights in the villas, ostensibly because of less frontage footage per lot. There does not seem to be documentation from the developer to support this decision. A specific point in question is in the 7005 – 7011 North Denver stretch, where there is a dearth of yard lights on the west side of the street.
- Humston indicated that Presko's snow removal service does not run according to an agreed-upon schedule but varies at the convenience of the service provider.
- Humston reminded the new officers that notifications will need to be made regarding the new board members and meeting dates to the public relations officer at Shoal Creek Police Station; to the contacts at Northland Neighborhoods, NNI; and to the City. The State must be advised of the new Registered Agent, Don Lock having resigned that position in recent weeks.

Past President Brad Humston expressed enthusiasm for election process and the persons elected and offered his assistance in the transition and his interest in serving on a committee. Past Secretary Dave Swiss expressed his interest in serving on the architectural committee. Treasurer Bloss expressed his appreciation of past officers being willing to stay involved and assist the new officers in their transition.

The first official meeting of the newly elected board of Charleston Harbor Homes Association adjourned at approximately 9:30 PM. The date, time and place of the next homeowners' meeting will be determined by the new board in the near future.

Respectfully submitted,