WPHA
WARD PARKWAY HOMES ASSOCIATION

Board Meeting Minutes
Sept 1, 2026
Waldo Area Business Assoc.
7222 Wornall Rd, KCMO 64114
Also held via G-Suite Conference Call

Attendance

- **Board Members Present:** President Richard Murray, Vice President Amanda Rhodes, Treasurer Gaye Tillotson, Secretary Sarah Schlachter, B. Michael McFarland, Andy Hyland, Alison Baker, Justin Hutman
- **Board Members Absent:** Melissa Quearry
- **Others Present:** Tom McGee

Call to Order & Approvals

President Richard Murray called the meeting to order at 7:02 p.m. and announced that Tom McGee's portion of the meeting would be moved to the top. Andy Hyland is taking minutes and Murray said to give him grace, which Andy appreciated. Murray asked for revisions or feedback regarding the August minutes. Baker motioned to approve the minutes, Rhodes seconded; passed unanimously.

Business/Committee Updates

1. Financials

Tillotson said we have a bill that came in $3,601.04, part is routine administrative, and part is for NNO, the food truck and the tents. Tillotson said we got 3-4 new memberships, which will be credited in the new year, which starts Oct. 1. Murray reminded the Board that all Board members need to join before the election. Murray said for Gaye to keep a good list of checks received for that. JH and SS left after the meeting.

- **Investment**

Rhodes said the investment fund was at $17,000, and has returned a little more than 4.5% since opening the account. She said the investment advisor, Ross Alford and son Liam, recommended when the current treasury bill matures, that the funds be invested into a Vanguard 60/40 fund, with 60 percent fixed income and 40 percent equity. Rhodes said the board's investment is basically matched right now. Renewing the treasury bill would be 3.7% now, and would likely be similar in two weeks, but it couldn't be guaranteed. A perk of that would be with the treasury bill being similar to a CD, if the funds are needed, it would be more liquid with a 60-40. Murray asked if we voted on it before, and McFarland moved that Rhodes move the investment as recommended by the advisors, and Hyland seconded. The motion passed unanimously. Murray said if he had to sign anything, it could be an issue due to his leaving the country. Rhodes said she could provide voice authorization or signature authority.

- **Budget**

Murray said this budget is more about a marker in time and directional. If an item doesn't cost that much, it won't be spent. For the last 10 or so years, he has pointed out changes year over year and percents changed. It is a very quick easy way to see where we have made adjustments.

There are two very important variables to keep in mind before voting. We have cut a lot of expenses out of the budget, a 12% year over year, the biggest cut since he has been on the board. Driving the top line reductions are a reduction in membership year over year – it is down 14-15% year over year. The largest increase on the budget from last year was security, which drove increase in memberships and informed the committee to make the reductions.

The second variable is that this budget assumes we will get 10,000 from CCF next year. If we do not get the grant, the board will need to have a serious discussion about the organization moving forward. Without the grant, the Board will run a deficit, which it cannot do.

If the grant is not received, the Finance Committee will have another discussion down the road. The grant is usually determined in February.

Baker asked about the Mums Sale, asking if $2,000 was a net, or just outlay. Murray said the event was net zero, after the sale of plants.

Baker said it was hard to hire people in security. She asked if there will be an increase this year. Murray said there will not be an increase in rate. Murray said there has never been a year when the board has spent as much as budgeted on security. Each month is different based on officers and patrol. This year, the spent amount is $15,450 and Murray noted the Board won't be spending $18,000 on security, it will likely be $16,500.

Baker said Spring Festival has a big cutback. Murray said there hasn't been extra stuff – he suggested we were rightsizing the event, cutting the last circus tent and chairs from the event. A strong possibility could be other features scaled back.

Baker noted diamond gifts were listed at zero and asked if will there be a gift. Murray said we will provide the same gift this year as we did last year, based on extras. Baker thanked Murray for the answers to the questions.

Murray asked if there were other questions. None came.

Baker motioned to pass the budget. Schlachter seconded. Motion passed unanimously.

Schlachter and Hutman left the meeting following the financial discussion.

2. Security

Quearry was absent, but Murray reported that Rhodes, McFarland and Murray met with Sean Anderson with WABA, which is building a security council that spans the corridor, and the board participated and facilitated a 1:1 meeting with him. He gave the green light on whatever he needed to participate with us. The WABA will hold a meeting on September 29, and WPHA will participate.

3. Membership

McFarland has created the packet for the mailer, and it is with the vendor, which will drop the mailer next week. It will hit homes the Thursday, Friday of next week. That will be the Board Members' cue to renew their membership in anticipation of the election. Murray asked for questions and there were none.

4. Beautification

Schlachter said she would issue a communication on the mums sale to go out for volunteers, and it the sale will be on Sept. 12. Money and the check for the mums sale is at Murray's house and Schlachter and Hutman will pick it up.

5. Communications

McFarland said the report was in the packet, and Hutman was in the position to get the website ready for membership by the time the newsletter drops. He asked for newsletter changes by Thursday. Baker asked if we know of corrections to the roster if they could be sent to Hutman. It was noted they could be sent to the WPHA mailbox, and McFarland could send to several people.

6. Events

Thirsty Thursday / Summer Social: Murray said it was the biggest event we held this year. That was important for the grant. He said the event was driving new participation, getting 3-7 new residents coming to the event that don't come to any other WPHA events. This boosts visibility, and Thirsty Thursday is a low-barrier event, and it could be continued. McFarland noted a mix of ages attended, which is good for the grant.

Neighborhood Night Out (NNO): Murray said we are in good shape for supplies. We are locked on entertainment and food. We have neighborhood people tabling. We were hoping to get baskets done, but that will happen soon. Murray said it was shaping up to be a great event.

Dumpster Day: Murray said the Dumpster has been booked. It will be the same size as last year, which was filled. Murray will work the event. He said it was an easy event to work, and it will not need more than 2-4 people max. He said last year, they got 10 to 15 memberships.

New Business

Bingham Project

(NOTE: This item was discussed first on the agenda).

Murray said Tom McGee asked that he attend to discuss the Bingham project, which was discussed last year. The Board received the official presentation that was sent in the official Board books.

McGee introduced himself as a lifelong resident of Kansas City, MO. He noted his professional life has been in real estate development. He has worked downtown on real estate projects, and has worked on developing the Brookside 51 project, among several other projects.

He announced he was here in his capacity as a citizen. He said he has watched the situation with KC Public Schools properties sitting and languishing for 25 years. The

district has successfully issued a bond issue, and made a clear determination the Bryant site is not one they want to use. At the same time, they are sitting on the Bingham site for a future KCPS use.

He discussed affordable teacher housing in relation with the Bryant site. He said the district wants to see affordable housing for its teachers, but are not in the development business. He said a developer has been selected to develop the site. He said the district's restriction for the site is no K-12 school can operate on that site, so only a preschool can be used, and said there were no proposals to develop the project for affordable teacher housing.

McGee argued that for his experience with the Bryant site – he said until the district decides to put the property on the market and let developers decide what to do, it will continue to languish. He cited promoting placemaking and creating thriving business district as stated goals of the district for the property, as approved in 2018.

McGee argued the only way to get to affordability in housing is to build more of it. He said the district has asked the neighborhood what we want – and the neighborhood has spoken. The zoning would call for 29 units per acre – the zoning would call for 200 apartments.

McGee said he was not playing the role of developer, but rather, was acting as "Tom Q. Citizen," and wanted to encourage the district to do something with the site. He mentioned how other projects were required to provide 100 affordable units to receive incentives. He has become close with members of the KCPS board, and noted that some are encouraging people to reach out to the foundation.

He said his request was that he has already spoken to adjacent homes association. He requested that WPHA join to approach KCPS and ask them to market the property for sale. He said it was worth putting the property on the market after sitting vacant for the last 25 years.

Baker mentioned she has been at several of the meetings and mentioned access was a concern. Neighborhood streets were not seen as possible, and other ways were also not viable. She asked if other homes associations had raised concerns or solutions with access, egress and parking. She asked McGee what he was hearing.

McGee said he was aware of this situation, noting a development at 51st and Brookside was right on the Trolley Trail, and he knew about not allowing access across the trail. He noted the QuikTrip can be accessed off of Gregory, and there may be able to access the Bingham site to the north of the site. He said others have said to get in contact with Mario Vasquez, city manager, for creative ideas about access to the site.

Murray asked which boards McGee had discussed the issue with.

He said he had discussed with one Board member from Armour Fields, east of Wornall Road. He said he has seen people he knows and children he knows on other boards. He said the property sits in the Tower Homes association. He said they have a particular view of things. Getting everyone in the room would be a good opportunity to get a conversation started. He said the goal would be to get the 4-5 homes association to do that.

Murray said without speaking for all of the Board, we are not in the habit of overstepping boundaries. If approached by Towers, we may consider doing that, but it is not our place to be a catalyst to drive the discussion. It is a Towers issue, and not a WPHA issue.

McGee said with the Bryant site, only a portion of the site sits in the Countryside Homes Association. The western portion of that building does not fall inside a designated homes association. What encouraged the district was all the surrounding homes associations banding together. He said he understood it was not typically a role of a board to advocate and to be more reactive. He said he asked if you really want the property to sit for another 25 years.

Murray said that is a fair point and said the best thing for the WPHA to do next is to have an internal discussion about Bingham and if we are motivated to reach out to Towers, then we would do that. He noted the city hosted the last Bingham meeting and we were there.

McGee said he understood the position and in the meantime, he will continue to reach out to other homes associations and would report back on progress on other fronts. Murray said that would be helpful.

Baker said Tower has Bingham discussions on the last year on their agendas, and recalled discussions that have been happening. McGee said he was aware of a track discussion happening at a Tower homes association meeting, noting a “future use” was designated by the district.

Baker said future uses could be future expansion or future buildings.

McGee said affordable teacher housing could be their idea, and he noted that is not likely to ever happen.
Baker said that may be a discussion to have with the district to see if there is any interest in selling or if they intend to keep it mothballed. McGee said he would ask about the designation, and whether they would be thinking about reconsidering.

Murray said the Board could put a pin in that discussion – and not get into it deeply this calendar year. He said he would keep the Board in the discussion with McGee. The Board agreed with the sentiment.

STRONG Grant (Violence Prevention Fund) Update

Rhodes said this month’s meeting was canceled. The next month’s meeting is the same time as NNO, and they would be attending.

2027 WPHA Election

Murray said that for the last 5-7 years, we had an outside person facilitating the elections. This year, the Board will back to the old way. When people join, Tillotson gets a membership form, checks and credit card statements. She sends a list to the election administrator. Hyland agreed to run the election.

WPHA Anniversary Recognition

Baker noted that 2027 may mark the 100th anniversary of the WPHA, suggesting that a special celebratory event should be planned. However, following a review of historical

records, Rhodes clarified that the original Articles of Agreement for the WPHA were officially executed on March 14, 1933.

Adjournment

Murray announced that the next board meeting is scheduled for Oct. 6, 2026, and that he and McFarland will be out of the country from Sept. 4 to Sept. 20 and will not be able to respond to emails and text. Baker motioned to adjourn the meeting, Rhodes seconded, and the motion carried unanimously. The meeting was officially adjourned at 8:09 p.m.

Minutes submitted by Andy Hyland, Board of Directors.