



Board Meeting Minutes

November 1, 2022

Waldo Area Business Assoc.

7222 Wornall Rd, KCMO 64114

Also held via G-Suite Conference Call

Board members present: President Richard Murray, Vice President Amanda Rhodes. Secretary Alex DeMasi, Treasurer Gaye Tillotson, Alison Baker, and Maureen Hardy

Board members absent: B. Michael McFarland and Drew Rogers

Other Guests: Jim Anderson, Melissa Quearry, and Sarah Schlachter

The November 1, 2022 meeting was called to order at 7:00 p.m. by President Richard Murray. A quorum was present.

Amanda Rhodes introduced Sarah Schlachter. Schlachter is Rhodes' neighbor and plans to get more involved.

Richard Murray moved to approve the October 2022 meeting minutes. Rhodes seconded. The October 2022 minutes were approved.

Finance Committee:

The investment account has made \$3.79 to date. There are currently 231 paid memberships for the upcoming year. The current credit card bill is approximately \$3,245, which include the bill for Neighborhood Night Out, platinum member wine tumblers, and the usual expenses such as Google and storage. Gaye Tillotson indicated that, from a financial perspective, WPHA is looking very healthy.

Security Committee: Jim Anderson attended the October 21st WABA Security meeting. There was a nearby shooting in mid-October with no reported injuries. There is not much KCPD can do without victims reporting these occurrences. Anderson indicated that violence generally increases when the Chiefs loose. From September 17, 2022 through October 17, 2022, car crimes increased. Anderson reminds residents to not leave items in their cars.

There will be a November homeless outreach meeting. Kansas City has implemented a 96 hour hold for mental health patients that could be a potential harm to themselves. Kansas City has a Mental Health Court, the purpose of which is to refer and monitor offenders with severe and persistent mental health issues. Kansas City has many resources that can be reviewed at any local library. Parks and Recreation is starting to clean up parks and is moving the homeless away from Sunnyside Park.

Membership Committee: Murray reported that all diamond membership gifts have been distributed and thanked Alison Baker for her assistance with that. Murray also reported that membership numbers were looking strong for the upcoming year.

Beautification: Anderson reported that there is a possibility that the monuments will be updated in 2023. Anderson is looking into a watering apparatus to keep the greenery alive.

Schlachter and two other residents along the west side of Ward Parkway Homes will take over the Mums Sale in 2023.

Communications Committee: There were 14 recent e-mails sent to residents. These communications continue to have a very high open rate, which suggests that people are actually reading the newsletter and email communications. Baker asked if she were to open an email communication 4 times if it would appear as 4 separate “opens” in the Communications Committee report. Murray confirmed that this was the case.

Events Committee: Murray reported that 28 members showed up for Dumpster Day. This year the Events Committee ordered a dumpster that was 2 sizes smaller than last year’s dumpster. The Committee will go back to the larger size next year. The Committee plans to offer a Diamond Hour for 2023. Murray took 3 Gold Memberships at this year’s Dumpster Day and sold one sweatshirt.

Baker asked if it was expensive to get a shred unit in addition to the dumpster. Murray confirmed that this was expensive and that no one has asked for this.

Murray circulated a preliminary events calendar prior to the scheduled meeting. Rhodes and DeMasi expressed concern regarding scheduling the Holiday Homes event during Hanukkah. The Holiday Homes event generally includes a period for judges to review and determine the best decorated homes. The proposed dates for Holiday Homes judging were December 8th – December 10th. Baker reported that the holiday homes judging was always scheduled for the second weekend in December and asked for Rhodes and DeMasi to clarify this concern.

Rhodes stated that there is no reason why the Holiday Homes cannot be scheduled during the third weekend of December. DeMasi reminded the Board that, if its goal is to be more inclusive, it should be mindful of religious holidays. DeMasi indicated that it did not matter if the judges themselves did not celebrate Hanukkah and that, as a matter of practice, the WPHA should refrain from scheduling activities during religious observations. Baker indicated that holiday homes judges need time to reach out to each year's winners and arrange times to have the Holiday Homes signs in front of the winning homes. Baker expressed that weather could cause this to get delayed. Baker indicated that it would not make sense to have this the third weekend in December because most people take down their decorations right after Christmas and this would not leave much time for the winners to be showcased.

Murray posed the question as to whether or not this discussion would be taking place if we scheduled the event on Christmas. Anderson indicated that participants could be prepared for the earlier-than-normal holiday homes judging with enough planning and notice. After discussion, it was confirmed that the Holiday Homes judging will take place during the first weekend of December in 2023 and will go back to the second weekend in December starting in 2024.

2023 Strategic Plan: Murray presented on the 2023 strategic plan. Murray reported that WPHA did a fairly good job reaching its goals in 2022 and that 2023 will be the 5th consecutive year that the WPHA has developed a strategic plan. The goal in 2023 is to build and deepen connections in the community. This will include the potential to co-sponsor events –i.e., inviting Waldo Towers, West Waldo, local businesses, etc. WPHA will continue to increase the number of interactive offerings at events and increase diversity, equity, and inclusion.

Murray also reported that the WPHA will need to review and update its insurance coverage; increase participation in Waldo Area Businesses Association (WABA) Security Meetings and Community Police Action Cooperative (CPAC) meetings; increase memberships; develop a beautification succession plan and long-term plans to maintain WPHA monuments; add members to the Communications Committee; and potentially add WPHA-sponsored clubs (running club, book club, etc.). Murray confirmed that there was no need to vote on these initiatives as no funds were used to implement these goals and the overall strategic plan.

New Business:

There will be a report on the Smart Sewer Project: Middle Blue River Area 13 Inflow & Infiltration Reduction Project managed by KC Water in the next newsletter. This will impact the neighborhood from October 2022 through November 2023, including the following sections of WPHA:

- 73rd Street to 74th Street between Mercier Street and Pennsylvania Street
- 74th Street to 75th Street between State Line Road and Wornall Road
- No sewer work is planned on State Line Road or Wornall Road, but point repairs are planned at 7335 Ward Parkway, 74th and Ward Parkway, and 75th and Ward Parkway

Residents can expect large equipment creating noise and dusty conditions; temporary streets, sidewalk and lane closures and sewer service disruptions; smoke from manholes while the cured-in-place pipe cures; contractors needing backyard access in certain cases; conflicts with trees, sheds, power poles; seeding/sodding once construction is complete; and possible driveway repair following manhole rehabilitation. The KC Water project manager for this initiative is Paul South. Paul can be contacted at paul.south@kcmo.org and at 816-513-0263.

Murray moved to adjourn; Rhodes seconded. The meeting was adjourned at 7:48 p.m.

Minutes submitted by Alex DeMasi