



Board Meeting Minutes
September 5, 2023
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, and Treasurer Gaye Tillotson, B. Michael McFarland, Drew Rogers, Alison Baker, and Maureen Hardy

Board members absent: Alex DeMasi

Others present: Jim Anderson, Sarah Schlachter, and Melissa Quearry

The September 5, 2023 meeting was called to order at 7:02 p.m. by President Richard Murray. A quorum was present. Murray moved to approve the August 2023 Board Meeting Minutes; Gaye Tillotson seconded.

Finance Committee: There is 1 more month until the end of the fiscal year. WPHA has already received around 8 PayPal payments for the new year and 1 check. The Finance Committee will not deposit anything until after October 1st so that it falls within the new fiscal year. There is a credit card bill due at the end of the month with the following charges: \$100 to WABA for membership; \$15.99 to GoDaddy; \$344.62 to Kona; \$412.98 for the August Thirsty Thursday; \$1,597.07 for Membership dues billing; \$234.96 for storage and Google Suite. The total charges due this month are \$3,685.62.

The WPHA reviewed the proposed budget for the upcoming fiscal year. The Mums Sale typically brings in revenue, which is why the proposed budget includes a blurb that does not account for those expenses. Alison Baker requests \$50 for holiday caroling this year and \$50 for Holiday Homes in case the lights need to be replaced on the Holiday Homes signs. The Budget was revised to include \$50 for Holiday Homes signs.

Baker asked why the budget for Thirsty Thursday increased by \$300. Murray reported that this was to better account for expenses. Murray is working out a deal with Dodson's to limit the menu and was able to shave about \$300 by limiting options and by cutting one full Thirsty Thursday for next year.

Baker asked if the \$2,500 budgeted for Neighborhood Night Out ("NNO") was for the upcoming NNO or the 2024 NNO. Murray confirmed that this was for the 2024 NNO. Baker asked why this expense increased by \$1,000. Murray confirmed that it was not clear where this would be next year. Murray moved to approve the budget; Tillotson seconded. The upcoming fiscal year budget was unanimously approved.

Security Committee: Melissa Quearry and Jim Anderson both attended CPAC last month. Office Marquez has been assigned a new position and will no longer be our contact for CPAC. Sergeant Randy Anderson will be taking over but was not present at the August CPAC meeting.

Membership Committee: Membership mailers started hitting mailboxes this month. The Diamond membership gift is a wine tumbler again. These will go out in October. Murray will have

these tumblers at NNO for those who attend. Tillotson reported 10 renewals to date. This count does not include monthly memberships, which would bring the total up to around 30 renewals.

Beautification Committee: Drew Rogers provided an update regarding island maintenance. Rogers reported that DiMartino (recommended by Armour Fields) will be watering the 75th and Belleview/Madison Terrace monument. Anderson indicated plants will have to be watered daily when it is really hot. Rogers reported that DiMartino typically visits the monument daily but only charges when watering. We expect our first invoice soon. We will also check on the other island once mums are planted. Rogers might plant bulbs. Anderson asked about the watering process. Rogers indicated that he has not seen a truck or tank so he is not exactly sure of the process. A neighbor volunteered to clean up 75th from Ward Parkway to State Line Road. Tillotson has Roundup to donate to the cleanup efforts.

Communications Committee: B. Michael McFarland reported that the website has experienced significant issues over the past year. This was to be expected as we were notified that this would be an issue. The issue is that our website template does not provide the necessary security; we are on a “bridge”, so when the website goes down it is because the bridge is not supported. GoDaddy moved to new bridges, but there are less bridges. GoDaddy now says we must move to a new “skin”, which is the user interface on the website.

Rogers asked how much it cost to use GoDaddy. Murray indicated the cost was under \$600 last year. Julie Wittman is the one who volunteered to build the website a few years ago and is the one who identified the issue.

Events Committee: Murray reported that the September Thirsty Thursday was officially canceled. There is an October 12 Diamond Members Only event at Marco Polo. The event will be capped at 25 people. Communication will go out October 1st to Diamond Members only. Rogers will follow-up with McFarland on communications regarding the event.

Murray reported the NNO is ready to go from a logistical standpoint. Dumpster Day is the weekend of September 22nd. Murray needs about 5 volunteers for this event. WPHA is going with a larger dumpster this year.

2023-2024 Election Update: Murray reported that Alex DeMasi is unable to attend this month’s meeting due to a work commitment. DeMasi and Nancy Bader have had discussions and finalized the ballot. Bader has been in contact with Tillotson who provides the membership information for Nancy to send paper ballots or e-Ballots. DeMasi, as Secretary, will take over the election process before it hits Nancy. There are typically 40-50 people who vote in the election, which is on an upward trend. Maureen Hardy has offered to take a Director Emeritus position to open opportunities for other neighbors to get involved. We are grateful to Hardy for her many years of service to the WPHA. Murray nominates Hardy as Director Emeritus. This was seconded by Rogers. The WPHA unanimously approves Hardy as Director Emeritus.

Murray reminds the WPHA that you are not eligible for a board position until you have paid your membership. At the top of the October meeting, Nancy will open the meeting with the election.

New Business: Mary Scholbe was contacted by Southmoreland Homes Association. Southmoreland would like WPHA to reach out to the City Council regarding the designation of the Richards Residence at 4526 Warwick. The owners want to bulldoze this historic house and then likely build a high rise near the streetcar. There are already a lot of condos nearby. This beautiful, historic house needs some updates. Scholbe believes that we need to stop demolishing buildings and leaving vacant lots. Southmoreland requested that all HOAs reach out to the City Council to support getting it on the historic register. Scholbe is requesting

that WPHA author letter to the City Council. Murray asked if the Richards Building was slated for demolition. Scholbe reported that it was slated for demolition but there is no set date at this time as the City Council has to vote on designation.

Baker raised a concern about the HOA taking a position where the residence is not within our jurisdiction. Rogers has been hearing about this matter and does not know enough to vote to stop private citizens from doing what they want to do. Rogers would like more information. Scholbe believes this seems to be rushed. Rhodes asked what the District 6 representatives thought of this. McFarland is concerned as a private citizen and is personally opposed to the demolition. McFarland does not see an issue with WPHA issuing a letter in support of Southmoreland. Murray suggested that we share this with residents via a mailing list. Murray motioned to communicate the issue with residents and let them respond on their own accord. Rogers seconded the motion. The motion was passed unanimously. McFarland will get the email out next week.

Murray moved to adjourn the meeting at 8:08 p.m.; Rhodes seconded. The meeting was adjourned at 8:08 p.m.

Meeting notes were taken by Amanda Rhodes. Minutes were transcribed and submitted by Alex DeMasi