



## Board Meeting Minutes

May 7, 2024

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, B. Michael McFarland, Alison Baker, Melissa Quearry, Drew Rogers, and Sarah Schlachter

Board members absent:

Others present: Justin Hutman, Mary Scholbe, and Jordan

The May 7, 2024, meeting was called to order at 7:00 p.m. by President Richard Murray. A quorum was present. Gaye Tillotson moved to approve the April 2024 Board Meeting Minutes; Amanda Rhodes seconded. The April 2024 Board Meeting Minutes were approved.

**Finance Committee:** Tillotson reported that 3 new memberships were obtained from the Spring Festival and 1 additional membership was added since the Spring Festival. WPHA currently has 72 Diamond members, which is 3 more than last year. Tillotson confirmed that the Events Committee has submitted all expenses from the Spring Festival.

Murray reported that the WPHA currently has 271 active memberships and that WPHA had a total of 272 memberships last year.

Murray further provided an update regarding insurance providers. The WPHA began shopping for a new insurance provider a couple of years ago. WPHA previously had a lower tier insurance provider and was concerned about that provider meeting the WPHA's needs. At that time, WPHA shopped around and decided on State Farm as its insurer. This was a better policy but is much more expensive than the prior one in place. Since then, the WPHA has shopped around. Tiffany Moore recently recommended that WPHA consider a policy from Auto Owner's Insurance.

WPHA pays \$3,568 in insurance premiums with State Farm. Sunstaf Insurance Group provided WPHA a quote on an Auto Owner's Insurance policy where the premium is \$1,821. The current State Farm policy expires on June 28, 2024. This would result in \$1,747 in savings. Murray made a motion to move from State Farm to Auto Owner's Insurance. Alison Baker abstained. Murray, Rhodes, DeMasi, Tillotson, McFarland, Quearry, and Schlachter all voted in favor of the insurance carrier change. The motion passed and WPHA will change insurance policies on May 8, 2024.

**Security Committee:** Melissa Quearry advised that CPAC was canceled in April. Jim Anderson attended the most recent WABA Security Meeting. Quearry indicated that the same issues as normal were brought up at the WABA Security meeting. There continue to be issues at CVS and QuikTrip. There is a Metro Patrol Crime Meeting on May 16th.

Mary Scholbe asked what the issues were with the homeless population in the area. Quarry stated that there have been reports of homeless individuals bothering foot traffic in Brookside.

**Membership Committee:** An update regarding membership numbers was previously discussed by the Finance Committee. There were no additional updates provided by the Membership Committee.

**Beautification Committee:** Sarah Schlachter and Justin Hutman planted flowers in the west side monument.

**Communications Committee:** There were no questions regarding the Communications Committee update in the Board Packet. Murray asked B. Michael McFarland if there was an update on the website. McFarland will reach out to Julie to assist with the website update. Hutman volunteered to help with the website update.

**Events Committee:** Murray reported that the Spring Festival was a moderate success. There were significantly fewer attendees than last year. Murray believes this is because it was after the Easter holiday. Murray advised that the Spring Festival had a better petting zoo than in previous years and that all dogs brought in by the Rescue Project were adopted. Murray indicated that the event could have used more volunteers.

Nancy Bader will provide a full report from the Harvesters Food Drive in June. Murray advised that the Harvesters Food Drive had a record-breaking year with approximately 2,300 pounds of food donated to Harvesters.

The WPHA Annual Garage Sale will take place on May 10 and May 11. This is a legacy event that is put on with very little WPHA Board involvement. This event runs itself.

Murray reported that this year's Summer Picnic is going to be significantly scaled back. The Kona Ice Truck is booked for this event. Tillotson is working on obtaining the permit for Hale Cook and will pass over street closure form to Nancy Bader and Linetta Thurman. There will be more details regarding this event discussed at the next meeting. Tillotson asked Murray if there would be a parade this year. Murray confirmed that there will be no parade at the Summer Picnic.

#### **New Business:**

Rhodes and Murray have been attending the Strengthening the Health of Neighborhoods program and recently submitted project proposals. The project proposals are required to have either a violence prevention or a community engagement component. Rhodes and Murray submitted two proposals. The first was a monthly family game night with Ward Parkway Presbyterian Church. The required violence prevention component involves inviting community organizations to each monthly event to meet and talk with attendees. Rhodes and Murray also proposed an event similar to the WPHA's current Neighborhood Night Out but with community organizations present and volunteers to encourage residents to download and use the City's smartphone application on their phones.

Murray advised that Melesa Johnson wants to stop by a WPHA meeting to discuss her campaign for Jackson County Prosecutor. DeMasi, Rhodes, and Murray all indicated that it may not be productive since the WPHA meetings generally draw a small crowd. Murray suggested that we respond with a suggestion to attend the Waldo Towers Meeting. WPHA would promote and encourage residents to attend that meeting to draw in more attendees.

Murray provided an update on the Wornall Construction project. Murray indicated that the construction was one month behind schedule. Tillotson asked if this included the construction on 75th and Ward Parkway. Murray confirmed that these were two separate projects. Murray reached out to WABA for construction updates and indicated that WABA has not received any update from the City. The City continues to push inquiries to its website. WPHA will continue to monitor the website and solicit updates from the City. WABA did not have an update regarding the EPC project.

Murray indicated that the WPHA Board has started succession planning as we are beyond the midway point for the membership year. WPHA directors will begin discussing 2025 intentions and potential openings for board seats.

Murray advised that The Children's Place is having graduation in two weeks. Murray asked WPHA if The Children's Place could borrow WPHA's tents for graduation. Murray moved for a vote. Murray, Rhodes, DeMasi, Tillotson, McFarland, Baker, Quearry, and Schlachter all approved.

Baker asked if there was a general update regarding WPHA's intent to change storage facilities. Murray advised that he recently obtained an email indicating that the new storage facility in Waldo recently changed owners and that WPHA will reach out to inquire about non-profit pricing.

Scholbe asked if there was an update on the commercial space where Dave Smith Lampmaker used to be. Murray, DeMasi, and Hutman confirmed that a medical testing facility moved into part of Dave Smith's old space and that the remainder is still vacant.

Scholbe indicated that there were very nice sidewalks on Summit along 73rd Street and wanted to know if there were plans for new ones this year in the neighborhood. Murray indicated that WPHA regularly goes in front of the City's PIAC Committee on sidewalk requests. Murray further indicated that the PIAC presentation includes a listing of the worst sidewalks in the neighborhood that should be considered for repairs. DeMasi indicated that certain sidewalks will get the City's attention if there are multiple complaints made about them. DeMasi encouraged members to make specific inquiries regarding sidewalks in disrepair.

Scholbe asked if WPHA could send out a courtesy reminder about clearing garbage and yard debris from street gutters. Murray confirmed that WPHA will put out a reminder. Baker suggested that the reminder should cite to the applicable City ordinance regarding cleaning of street gutters.

Murray moved to adjourn the meeting; Rhodes seconded. The May 7, 2024, WPHA Board Meeting was adjourned at 7:49 p.m.

*Meeting minutes submitted by Alex DeMasi*