



## Board Meeting Minutes

June 6, 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, Drew Rogers, Melissa Quearry, and Sarah Schlachter

Board members absent: Alison Baker

Others present: Justin Hutman, Mary Scholbe, and Jordan Glasgow

The June 4, 2024, meeting was called to order at 7:00 p.m. by President Richard Murray. A quorum was present. Sarah Schlachter moved to approve the May 2024 Board Meeting Minutes; Amanda Rhodes seconded. The May 2024 Board Meeting Minutes were approved.

**Finance Committee:** Revisions were made to the spreadsheet contained in the May 7, 2024, Board Packet. There is a new member whose membership payment declined. Gaye Tillotson sent this individual an email to address the issue. Tillotson reported a total of 271 members to date. The WPHA had routine bills this month with nothing out of the ordinary in terms of expenses.

Murray asked about the status of WPHA's new insurance carrier. Tillotson indicated that Auto Owner's approved WPHA's application but cannot finalize things until they receive the 3-year loss record from State Farm. Tillotson is working with Auto Owner's and State Farm to finalize the switch in insurance carriers.

Tillotson contacted Extra Storage Space and obtained a quote for a storage unit on the first floor near the storage dock. Murray confirmed that this unit would be larger than our current storage unit. Murray also confirmed that Extra Storage Space accepted our tax exempted status and provided WPHA with non-profit pricing. Murray will finalize the deal with Extra Storage Space and Rhodes will review the contract. Murray requested preliminary approval of the new contract with Extra Storage Space (pending Rhodes' review of the contract) with a move out date of June 29, 2024. Drew Rogers made a motion to approve the proposal, Schlachter seconded. The motion was unanimously approved.

**Security Committee:** Melissa Quearry advised that June CPAC meeting has been canceled. Jim Anderson was unable to attend the recent WABA meeting. Quearry attended the Metro Patrol Quarterly Crime meeting. The meeting discussed the KCPD Crime plan and went through crime data mapping software that is accessible to Kansas City residents. There was a discussion about ongoing projects with encouraging feedback.

Murray advised that KC Common Good is having a conversation with each of the candidates running for Jackson County Prosecutor. This discussion is on July 9, 2024. WPHA will provide more details as they are announced.

**Membership Committee:** There were no updates from the Membership Committee. Murray advised that the Membership Committee will address the member whose payment was recently declined and report back.

**Beautification Committee:** Schlachter will reach out to Waldo Greenhouse and Ward Parkway Presbyterian Church to finalize plans for the annual mum sale. Anderson asked if there was an update on the urns at the monuments. Schlachter indicated that she needed to look into this further. Schlachter is looking into artificial options for the urns at the monuments.

**Communications Committee:** There were no questions regarding the Communications Committee update in the Board Packet. A draft of the June newsletter will go out by the end of the day on June 5, 2024. All comments regarding this draft will be due to B. Michael McFarland on June 7, 2024. There were no questions for the Communications Committee.

Murray advised that the “open” rate for WPHA e-mail communications is still very high. WPHA communications are being read by both residents and surrounding community members.

**Events Committee:** The annual Harvester’s food drive was held Saturday, April 27 from 9am to 1pm. According to Nancy Bader, this year’s event was very successful. Despite food donations, in general, being down for Harvesters this year, WPHA donated more food than it had in the previous two years. This is a significant accomplishment for our homes association. The results: 2,264 pounds and at least 192 bags of food. Harvesters is very happy with our efforts and intends to continue to provide a van for this event in the future.

Bader recognized the Prairie Village, Kansas Hy-Vee for their generosity. Hy-Vee contributes to this event on an annual basis. This year, Hy-Vee donated over 900 paper bags for the food drive. Bader also recognized and thanked the following WPHA residents for their volunteer efforts that made this event a success:

- Nancy Berry
- Linda Cortese
- Rachel & Chris Dold
- Joy Fisher-Parks
- Nancy Gacek
- Terry Hage
- Rita Harris
- Blake Haywood
- Dave Hill
- Justin Hutman
- Katherine Lawler
- Chris Meier
- Trisha Pitts
- Jon Rand
- Becky Schubkegel
- Linetta Thurman
- James Trefz
- Jackie Vigil
- Julie

Wittman

Bader also recognized the following WPHA board members for their assistance with this event:

Alison Baker  
B. Michael McFarland  
Richard Murray  
Amanda Rhodes  
Drew Rogers  
Sarah Schlachter  
Melissa

Quearry

Murray reported that Thirsty Thursdays will start in June. The first Thirsty Thursday is Thursday, June 13 at Dodson's from 4:30 - 6:00. Murray does not need assistance with the June Thirsty Thursday. These events will be exclusively at Dodson's this year.

Rogers asked if there would be an event at Marco Polo again this year. Murray indicated that there may not be enough room on the calendar for this event.

Murray indicated that the Summer Picnic is on June 29, 2024. This will likely be the last Summer Picnic. We will suggest that families bring their own picnic to the event. The attendance at this event has drastically waned over the last four years. The hot weather has deterred families from attending. After this year, the Events Committee will shift funds to the Spring Festival and Neighborhood Night Out which are more heavily attended.

#### **New Business:**

**Succession planning:** Murray advised that there will be some movement on and off the board next year. Justin Hutman is now eligible to come onto the board for next year. Murray will be coming off his role as president. Murray can stay on the executive board, if necessary, but this is his last term as president.

Murray's goal is to keep a full WPHA board next year. The executive board roles generally require 2-3x more of a time commitment than the rest of the board roles with the exception of the Communications Chair.

A non-member resident reached out with questions regarding grants the neighborhood periodically receives. This resident also had questions regarding infrastructure. Murray and Schlachter met with this resident and shared with them the ways grants are used. Murray and Schlachter also explained that PIAC and other City-sponsored programs are utilized to address infrastructure improvements. This non-member resident also had questions regarding the HOA and expressed interest in joining and becoming involved with WPHA.

The WPHA has officially been awarded the \$8,500 grant from the Strengthening the Health of Our Neighborhoods initiative. This initiative will provide WPHA with additional funds (the total amount will be determined at a later date) since not enough neighborhoods participated in the program. WPHA has two ways that we are spending this money.

First, WPHA will improve community engagement and interaction by partnering with Ward Parkway Presbyterian Church to co-host their monthly family game night. We will specifically invite residents and families to these events, which will take place every fourth Friday of the month. WPHA will provide food and drinks (including alcohol). WPHA is going to purchase a handful of family games. Space, tables, and chairs will be provided at no cost by Ward Parkway Presbyterian Church. WPHA will market to residents directly. These family game nights will take place every month through the end of the year. In August, WPHA will host an adult only trivia night. WPHA will sell tables, food, beverages, etc.

Second, WPHA will use the initiative's funds to elevate Neighborhood Night Out, which will take place in September. WPHA will invite KCPD and other city agencies to this event and further promote the use of the My KCMO app. The goal will be to improve awareness of City's resources, including those provided by the City's Health Department.

Mary Scholbe asked Murray if WPHA could extend invitations to St. Elizabeth's Catholic School and Church, Walgreens, CVS, and other local businesses. Murray agrees with this suggestion. Murray advised that more information will be forthcoming.

Anderson asked if surrounding homeowners' associations applied for this grant. Murray confirmed that WPHA was the only homeowners' association that applied for and received funds in this area.

Alex DeMasi asked Murray where proceeds from the adult trivia night would go. Murray advised that the proceeds would go back to WPHA or be directed to Ward Parkway Presbyterian Church.

Bader sent an email to a few board members about Adopt a Street. Bader previously spearheaded the Adopt a Street initiative when she was WPHA President. Murray is not spearheading this program but will provide support if there is anyone interested in pursuing it. Scholbe asked if there was an ordinance that would prohibit picking up garbage in the street gutters. Murray indicated that Adopt a Street is a formal process that is registered with the City.

Scholbe asked if WPHA could post a reminder to residents about how to properly dispose of storm debris following a recent surge of storms through the Kansas City area. Murray confirmed that WPHA will include this in upcoming communications.

McFarland reemphasized the tremendous result from this year's Harvesters' Food Drive. WPHA provided over 300 more meals than it did last year. While this is still 250 from our record high, it is a fantastic result.

Rhodes moved to adjourn the meeting; Rogers seconded. The June 4, 2024, WPHA Board Meeting was adjourned at 7:50 p.m.

*Meeting minutes submitted by Alex DeMasi*