



Board Meeting Minutes

August 5, 2025

Waldo Area Business Assoc.

7222 Wornall Rd, KCMO 64114

Also held via G-Suite Conference Call

Board members present: President Amanda Rhodes, Vice President Richard Murray, Gaye Tillotson, B Michael McFarland, Sarah Schlachter, Justin Hutman, Drew Rogers, Alison Baker

Board members absent: Melissa Quearry

Others present: Linetta Thurman, Andy Hyland

The August 5, 2025 meeting was called to order by Amanda Rhodes at 7:01pm. Guest attendee, Andy Hyland introduced himself as a resident at 72nd and Terrace and is interested in neighborhood activities, potentially joining the WPHA board, and has much experience in local government activities. Rhodes requested any changes to the July minutes. There were no changes requested. Justin Hutman motioned to pass the minutes. Alison Baker seconded. The motion was approved.

Financials:

Gaye Tillotson referenced the financial report in the packet. She stated that we gained two more memberships and that we are up to 289 memberships. Tillotson shared that she is working with one monthly payor who inquired about paying their remainder in a lump sum. Tillotson shared details on our current credit card balance, including items like thirsty Thursday, dumpster payment, NNO payments, and more. Tillotson reported that our investment account has increased slightly.

Rhodes noted that our investment account is a 6 month treasury bill and that it will mature in late August; expect a poll vote on next steps for around that time. There will be a finance meeting in the coming weeks when there is more info on security costs. If interested in participating, anyone can email Amanda to be included.

Security:

Rhodes stated that Melissa Quearry is absent from the meeting today, though Linetta Thurman submitted a report from her attendance at the Metro Patrol meeting. Please see the board packet for details. Richard Murray stated that he is trying to schedule a meeting with Hanriot, our KCPD liaison, to discuss rates for security patrol.

Membership:

Murray reported that we are near the beginning of the membership window. The membership packet that will be sent by B Michael is designed to hit homes around Labor Day. Likely to be a 3-sheet mailer, keeping the same membership form. We have not received negative feedback from the announcement of new membership rates. Murray stated that there are 4 versions of the letter depending on residents' membership status. Almar printing manages the printing and mailing for us. The membership packet will include information on NNO. At

our first two events (NNO and dumpster day), we take memberships. All meetings are open to the public, and we notify people especially around the time of board elections. Board elections are in October and are conducted by an outside member who was a former board member.

Beautification:

Schlachter asked for volunteers to assist at the Mums sale. The sale will be from 9am-11:30am at WPPC south lot. Load in will be at 8am. Richard, Amanda, Justin, B Michael in if available (fashionably late).

Will need help putting up signs as we are out of town the weekend before. Will coordinate with Linetta on that.

Do we want to take cash? Will take cash this year and evaluate need for future cash. Will take memberships.

Communication:

McFarland stated that the communication report is in the board packet. He noted that the membership mailing push, the mums marketing plan, the NNO marketing plan, and dumpster plan are all in process. The website upgrade is taking considerable time, so that will be updated in the future.

Events:

Thirsty Thursdays

The July event was well attended with about 25 people and about 5 new people. We did not take memberships at this event but directed people to the website.

The next TT is August 14. Thurman is noting the next TT date in welcome bags for new move-ins to the neighborhood. There are no additional Thirsty Thursdays, Murray reported.

New Business:

Strengthening the Health of the Neighborhood (STHotN)

Trivia Night

Murray shared that the committee is doing load in on Friday, should be brief. Linetta will confirm numbers with the caterer this week, same menu as last year. Assorted soda, water, beer, wine, seltzer, coffee. Trivia moderator is locked. Our speaker backed out, but we are going to discuss the violence prevention survey that is encouraged by STHotN, Murray will also discuss the annual report from _____. This year will have 45 more people than last year with 115 people (not including volunteers).

Neighborhood Night Out

Murray shared that catering has moved back to Taco Cacao and Thurman is working to get a cotton candy machine for dessert. Murray will reach out to orgs that have tables, including KCMO, WPPC, WPPC preschool, and others.

District 6 Community Meeting – Saturday, August 9 @ 10: a.m., Plaza Library – Cohen Conference Center

Rhodes reminded the group that the meeting is this week; see the newsletter for more information on content. Rhodes noted that Councilman Duncan's office asked for confirmation on our meeting dates and Rhodes shared our NNO as a good way to meet residents. Murray mentioned that council candidates might want tables at NNO, and he will look into this.

Public Improvements Advisory Committee (PIAC) Application

Rhodes noted that PIAC applications are due at the end of the month. Schlachter stated that she attended the meeting as a personal citizen, and it was well organized with a max 2-minute time limit. There were, however, many people who showed photos and PowerPoints to bolster their case. This could be handled by WPHA.

2025-2026 Fiscal Year Budget – discussion at next meeting

Rhodes noted that questions and comments should be sent by email so meeting time can be focused and efficient.

Election of Board of Directors

Rhodes reminded the group that Board of Directors election is coming up. Should have heard from Nancy Bader about steps to be included.

Rhodes asked for any questions or issues. Thurman shared that the city is looking for feedback on the Wornall road traffic diet between 63rd and Gregory. This would reduce the road from 4 lanes to 2 with a center turn lane. People are asked to give feedback via SpeakEasy. McFarland will share this with residents.

Thurman shared that the most recent KCNAC meeting featured the new KC City Manager. The new jail was mentioned, though the timing of its construction is unclear, there is much focus on the World Cup. She also noted there was much discussion on neighborhood grant programs.

Rhodes announced the next meeting date is September 2, 2025, and will send out a meeting request.

McFarland motioned to adjourn. Hutman seconded. The motion was passed unanimously. The meeting was adjourned at 7:35pm.

Meeting notes submitted by Sarah Schlachter, Secretary, Board of Directors.