



Board Meeting Minutes

September 2, 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, Treasurer Gaye Tillotson, B Michael McFarland, Secretary Sarah Schlachter, Justin Hutman, Alison Baker

Board members absent: [Melissa Quearry](#), [Drew Rogers](#)

Others present: Linetta Thurman, Andy Hyland, Phil Martin, John Santner, Councilman Johnathan Duncan

The September 2, 2025 meeting was called to order by Richard Murray at 6:59pm. Murray shared an overview of typical WPHA board meetings and shared that we will be discussing and voting on the Association's budget for 2026. Murray requested any changes to the August minutes. Gaye Tillotson noted that "Hanriot" was misspelled. Alison Baker motioned to pass the minutes. Justin Hutman seconded. The motion was approved.

Financials:

Tillotson stated that we received four diamond memberships today for the new 2026 membership year. Murray stated that the membership mailer should have hit mailboxes today. Tillotson noted that the credit card bill has charges for trivia night, new equipment, Thirsty Thursday, and routine charges such as GoDaddy and storage.

Murray asked for specific questions regarding the proposed 2026 fiscal year budget which was shared with Board members via email. There were no questions. Sarah Schlachter motioned to pass the budget. Baker seconded. All voted in favor, none were opposed.

Security:

Melissa Quearry was not present at the meeting; Murray shared that there were no WABA or CPAC meetings this month. Quearry was able to get some statistics which will be in the newsletter. Questions should be referred to Quearry.

Membership:

Murray stated that next month the new WPHA board will be elected. As households join for the 2026 year, they will receive an electronic or paper ballot to vote for board members. Elections take place outside of the board and are managed by an objective party who administers the election, Nancy Bader. Bader will join the beginning of the next meeting to discuss the election process.

Murray shared that the 2026 Diamond membership gift this year will be a clear sports bag. They should arrive in the next couple of weeks.

Beautification:

Schlachter reported that Red Roses did some weeding on small 75th St. island. Schlachter

also noted that the Mums Sale is this Saturday. A new color option of purple/yellow/orange combo in the 13" size will be available.

Murray asked about Red Rose's new monthly rate for island maintenance. Schlachter will confirm with Red Roses after tonight's FY26 budget vote.

Communication:

McFarland stated that the communication report is in the board packet. McFarland asked that members please send newsletter draft edits to him by end of day Wednesday so the newsletter can be updated and sent.

Events:

Thirsty Thursday

Murray reported that the August Thirsty Thursday at Dodson's had 28 attendees and 1 volunteer. There were 5-6 new neighbors/attendees at the event. The event continues to be successful in bringing out a variety of residents and in driving memberships.

Trivia Night

Murray reported that there were 109 attendees and 9 volunteers, including some from WPPC. Murray confirmed with the Strengthening the Health of the Neighborhood (STHON) grant administrators that the trivia night meets the requirements for grant events.

Neighborhood Night Out (NNO)

Murray noted that the events committee is lining up tablers to participate at NNO. We will need a lot of volunteers. Linetta Thurman confirmed that Taco Cacao will cater the event and they have been paid a down payment. Thurman will re-confirm with them this month. Gluten and vegan/veggie options will be available.

Murray confirmed with grant organizers that NNO is also an appropriate event for STHON funding.

Dumpster Day

Murray announced that volunteers will be needed for this event in October. McFarland has worked this event in the past and will be unavailable this year. Thurman will be able to assist.

New Business:

Strengthening the Health of the Neighborhood (STHON):

Murray stated that the August meeting of the program was good with all neighborhoods sharing their events relating to the program and grant. The second round of funding is expected this October.

Sixth District Meeting and Updates

Murray noted that the next meeting is Sept 9th, 6:30-7:30 at HJ's. Councilman Johnathan Duncan confirmed that FIFA and the Health Dept will present. Schlachter plans to attend.

Duncan stated that the District 6 newsletter provides lots of updates. He also shared that the community meeting regarding a proposed Wornall road diet was lively. He stated that a ribbon cutting for the portion of wornall road being finished will take place soon and that it will include a preview of the art to be installed at 75th and Wornall. There were many responses to the RFP for art for this area; the Arts Commission chose a large pink light-up sculpture that has seating. There is electrical built in place for this on the northeast corner of the intersection.

Duncan discussed the PIAC process. He shared that the PIAC meeting details how the overall process is conducted. He noted that proposals can be sophisticated or very straightforward. The current submission phase is closed. Murray noted that WPHA used to have a dedicated board member who coordinated a WPHA application. We had previously surveyed our own sidewalks and ranked them; our low priority requests got attention, while high priority projects were tabled. Duncan suggested a community walk in an area with city officials and 311. Duncan also recommended putting in phased proposals that may be addressed over years.

WPHA Board of Directors Election

Murray noted that the WPHA Board of Directors election will take place soon. All current board members are running for re-election, except Drew Rogers.

Baker noted that she shared information from Facebook regarding an event to discuss the Bingham School site - this Saturday at 10am and requested this information be shared through WPHA channels.

Meeting visitor and Washington Street resident Phil Martin raised the issue of abandoned houses. He stated that 7129 Washington and 7225 Pennsylvania appear to be abandoned. Martin noted issues with infestation at 7129. Murray advised submitting this to 311; Martin stated that he did so and that the person who came out was a subcontracted non-profit (not city) employee. There appeared to be no action resulting from that 311 call.

Martin mentioned a state of Missouri abandoned housing law where non-profit organizations may be able to take over property. Per Martin, “abandoned” is defined as water turned off, infestation issues, and/or property taxes in arrears. He also noted that abandoned houses should be registered with the city. Martin asked that the WPHA look at the properties. Murray stated that WPHA will look at the properties, 311 the issues, and see if there are other options for action as an HOA.

Martin asked if there has been a census of empty houses in the neighborhood. Murray stated WPHA has not done this. Duncan noted he has looked into this issue and discussed it with the mayor. He shared this is an issue all over the city, and it is a problem for residential and commercial properties. Duncan is looking for policy levers that can force action. He noted that the state has prevented creating vacancy taxes. Duncan noted that an additional issue is having an entity who will take receivership of the property. Martin shared that he feels these vacant homes could be a problem that spreads and does not want to see it normalized. Murray will follow up and contact Martin by email.

Murray asked for other questions. Baker moved to adjourn the meeting. McFarland seconded. The motion passed unanimously. The meeting was adjourned at 7:47 pm.

Murray announced the next meeting date is October 7th.

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