



Board Meeting Minutes

October 7, 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, Melissa Quearry

Board members absent:

Others present: Jim Anderson, Nancy Bader, Lindsay McAnany, Andy Hyland, Linetta Thurman, Drew Rogers

The October 7, 2025 meeting was called to order by Amanda Rhodes at 7:00 pm.

Rhodes gave the meeting to Nancy Bader to discuss the 2026 fiscal year elections. Bader reported there were 111 electronic ballots sent out and 9 paper ballots were hand delivered. One completed ballot was received today which was not included in these results. Bader received 25 electronic votes and 4 paper votes, resulting in a 24% response rate. The response rate last year was 26%, however, more were ballots distributed this year, meaning we are getting more memberships more quickly this year. Bader extended congratulations in alphabetical order to: Alison Baker, Justin Hutman, B. Michael McFarland, Richard Murray, Melissa Quearry, Amanda Rhodes, Sarah Schlachter, and Gaye Tillotson. Nancy stated the next step would be for Directors to elect officers. Nancy shared the names of those who put forward their names for offices, starting with Richard Murray for President. Murray was elected unanimously. Bader next shared Amanda Rhodes as put forward to Vice President. Rhodes was elected unanimously. Bader next put forward Sarah Schlachter for Secretary. Schlachter was elected unanimously. Bader next shared that Gaye Tillotson submitted her name for Treasurer. Tillotson was elected unanimously.

Murray requested any changes to the September minutes. Rhodes had previously requested by email an update to the minutes that she attended by phone. Murray will share the midmonth poll vote details with Schlachter to be posted with the September minutes. Hutman motioned to pass the minutes. Rhodes seconded. The motion was approved.

Financials:

Tillotson stated that her report is reflective of updates through Sept 30. The WPHA account ended with a deficit, however, since then, we have received 126 memberships, 41 of which were diamond level. Murray shared that the WPHA has a surplus in the bank, so the report of a deficit should not be alarming. He noted the year end balance is frequently a matter of timing of payments between the fiscal years. Rhodes asked about the 2nd payment from the Strengthening the Health of the Neighborhoods grant; Murray replied that it should be paid in October and it would cover the deficit amount.

Security:

Quearry shared that there were no meetings in September. Quearry reported that Officer McKenzie had noted he would try to be at Neighborhood Night Out, but there was little communication and no one attended. The next quarterly security meeting is Nov 13, at 6pm at Metro Patrol station. Murray asked if Quearry had met with Hanriot from KCPD and Quearry responded that she had not. Murray asked Quearry to check into vacation request coverage with Hanriot and recommended she reach out by text. Hutman shared that he observed police visiting Rhodes' house twice when she was out of town and had submitted a vacation request. Quearry confirmed she will continue to manage security patrol for WPHA for next fiscal year. Quearry asked if there was interest in comparing our stats to neighboring HOAs. Murray felt there would be. Quearry will inquire.

Membership:

Murray stated he will maintain oversight of the membership committee for this fiscal year. He reported that year-over-year we have more memberships this month than last year at this time. He noted that there were two comments mentioning the price increase as a hardship and they are long-time residents. He will reach out to those people and get more feedback.

Murray announced that the Diamond gifts arrived; they are clear stadium bags to take to games. He will coordinate with volunteers and Baker for deliveries between Thanksgiving and Christmas. Baker stated she will arrange delivery to avoid conflicting travel.

Beautification:

Schlachter reported that she obtained new items to put in the urns in the traffic islands including Chiefs flags, Royals flags, artificial flowers, and new artificial ferns. The urns currently feature the Chiefs flags.

Schlachter noted that the report for the Mums Sale was in the board packet. The event went well thanks to experienced volunteers and we increased our profit due to the increase in price for the plants. Schlachter observed that Costco was charging \$17 for very large plants, so we may be at the top of our price range.

Communication:

McFarland stated that the communication report is in the board packet.

Hutman reported that he is waiting for membership activity to die down before updating the website. The first step will be to choose a new theme; he will collect 4-6 the options, get feedback, and then start updates. Murray stated McFarland should review theme options.

Events:***Neighborhood Night Out (NNO)***

Murray reported that he felt this was probably the best NNO we have ever had. Murray felt the live music made a huge difference in the atmosphere. He shared there was a strong possibility to move the event to the north lot of the church in future years and have a place for a bounce house. Murray highlighted the report in the packet and thanked volunteers who were present from 2-8pm. Murray noted that the food truck stayed longer than usually and they stated they enjoyed the event. There were 133 total attendees and statistics needed to satisfy STHOTN grant requirements were collected at the welcome tent. Murray noted that this

was the first year we had more non-Board member volunteers than Board member volunteers. The raffle baskets and plinko game were both very popular. Baker noted that we ran out of water very quickly. Hutman shared that he felt the band was great and improved the event. Murray proposed discussing involving more live music at future events.

Dumpster Day

Murray announced that Dumpster Day is this Saturday. Hutman volunteered to work the event with Murray and Julie Whitman. Murray noted we will use a new dumpster company in order to get an extra large dumpster, but the set up will be the same as previous years. Diamond members may access the dumpster an hour earlier than other members. New memberships will be taken on site. Rogers noted that 6th District dumpster day is coming up on the 18th and that unallowable items for our site may be disposed of there.

New Business:

Strengthening the Health of the Neighborhood (STHOTN):

Murray reported that there was no meeting in September, but there was an all-day community development workshop. Murray shared this was a valuable event, offering 4-5 different learning sessions for neighborhood leaders. Quearry asked about the timeframe for the grant year. Murray shared that the meetings run April/May through December, evening sessions are 6-7:30p. This year there are 18 participating neighborhoods, the first year there were 13 neighborhoods. Applications are due around March.

Sixth District Meeting and Updates

Murray stated that the next 6th District meeting is Sat Nov. 8, 10-11am and this information will go in the newsletter. Murray noted that these meetings are getting to be better attended by residents and it would be good for us to be there to give read-outs. Tiffany Moore shared that the format of the most recent meeting was unique in that the councilpeople didn't speak much, but there were diverse city services available for conversations. Murray noted that people dissatisfied with council meeting formats should contact our council representatives.

Neighborhood Services Department Applications

Murray shared that the head of the HOA receives notifications from the City Neighborhood Services Department regarding changes that may affect our neighborhood. That Board member then shares information with the executive board of the HOA. If the executive board feels the issue should be presented to the full board (for example if the notification is regarding an issue or business near or within our boundaries), it will be shared.

Per Murray, in August, the executive board received the notification regarding a liquor license application from the Casey's at 75th and State Line. The executive board did not have any objection. The residents in houses within 300 feet of the requesting business were also notified by the city. In this case, that was the 7400 block of Wyoming and 4-5 houses on State Line near the Casey's. Many residents did have objections and submitted paperwork and they asked the HOA to support their efforts in objecting to the liquor license. The official response from WPHA was that we support our members. Murray stated that the question for discussion today is when and how we as an HOA get involved in these kinds of issues.

Quearry shared that she thought getting some idea of clarity around how the issue might affect the neighborhood would be helpful. She also noted that more time to consider and review objectively would be helpful. Lindsay McAnany asked if there was concern that there would be an expectation to always support. Rogers stated that he felt it was important to not have any policy regarding how to respond so that board members could consider and, importantly, have time to review. In addition, he stated that it is not the Board's responsibility to amplify selected voices and, further, we should not amplify voices based on the level of membership by the requesting member. Rhodes stated she thought residents requesting HOA support should be responsible for presenting the issue and their request, perhaps with a minimum number of days' notice to allow the Board to review.

McFarland stated that he sees several issues: do we want to set a policy that dictates/governs/advises on us taking action? When is it important for us to weigh in? He stated that he could not disagree more strenuously that we need to take into account our members' opinions because they fund everything we do. Schlachter said we agree that we care about our members, but we do not need to note their level of membership.

Tiffany Moore shared that from the City perspective, this organization represents all parcels within our boundaries, not just member households. All parcels within the affected area are notified, not just members. When WPHA speaks, we then speak for every single parcel. McAnany said then that it would be wise not to create a policy in order to leave the issues to the board and what will be its changing composition. Linetta Thurman noted it would be hard to set a policy that would allow the flexibility needed. Andy Hyland shared that as a dues paying member, he doesn't expect the board to adopt his view wholesale and the Board is elected to exercise judgement. He would hope that WPHA would have a process to listen and weigh views appropriately in that decision making.

Hyland asked what our process was in this case regarding Casey's application. Murray noted that a neighbor directly emailed Murray and asked WPHA to get involved and share support. Members may approach anyone on the Board by email, at events, or may come to Board meetings. Hyland noted that it is important for people to know there are mechanisms in place to raise issues; this might be good to put in the newsletter.

Schlachter asked what would be the purpose of voting if there were a policy in place to guide HOA support. Rhodes noted she seeks a procedure whereby the resident presents the issue, there is opportunity to consider, and opportunity for thorough understanding. Nancy Bader expressed her confidence in the board to judge these situations. She also noted that there should be an expectation for us to listen to someone who comes to us without question or for their voice to be heard. Bader stated that she understood that a large number of people supported the petition which was remarkable and that the large number of people should make board members sit up and listen to what they have to say. Rogers summarized that everyone is on the same page that members should be listened to and regarded. Thurman noted that procedure seems like a good idea, but policy may not be necessary. Jim Anderson shared he felt the Board can't favor people over others, the Board should listen and do the best it can.

Murray proposed that the Board put together loose language relative to procedures for taking member requests, refine the language at the next meeting, and notify residents of the final procedure in our newsletter. The draft language will be shared at least one week ahead of the next board meeting.

Moore impressed upon the group that it is important for those receiving these kinds of notices from the city to respond. She stated there are efforts at city level to reduce neighborhood involvement in these kinds of issues, so neighborhoods need to show that they want to be involved. She also noted that for the decisions that may involve public safety, insurance companies look at block level and not just zip codes, so insurance policies can be directly affected.

Digital Signage

Moore stated that the city will soon hear about an ordinance for expansion of digital signage into residential neighborhoods. Moore is seeking to get neighborhoods involved in this discussion as it will directly affect residential zones.

Moore explained that the ordinance was brought forward by a councilperson who felt some organizations, such as large campus-sized suburban schools, could benefit from digital signage as a way to communicate with the neighborhood. The ordinance would allow all non-commercial entities to have digital signage, such as churches, schools, police departments, fire departments.

Moore shared that some cases against digital signage include school parents saying they don't need additional forms of communications from schools, traffic safety proponents saying this will increase distracted driving, and others noting the impact for night sky and light pollution..

Moore noted that digital signage is a significant issue for denser parts of the city where it can affect people very differently. Currently, digital signs are not allowed in residential zones, period. Though there are rules and regulations in the ordinance to limit digital signage in locations where it is not a good fit (small property size, sign distance to right of way, etc), if the ordinance is passed, it will create legal standing for organizations to request variances in cases where those rules and regulations may be interpreted as unfair. Many of the details in the proposed ordinance favor large churches and campus environments, so smaller organizations may seek variances from the rules to obtain signage in smaller, denser urban areas. Currently, Kansas City is rare in that it doesn't allow these digital signs.

Moore explained that additionally, if the ordinance is passed, any organization wanting such a sign will need to apply for a special use permit, which puts onus on the neighborhoods to be aware of requests, research details, go to hearings, and make their voices heard if there is opposition. She shared that some examples of organizations that would likely be eligible for digital signage in and around our neighborhood are Ward Parkway Presbyterian Church, St. Andrew's Church, Southwest Middle School.

Moore stated that the committee hearing on this topic is scheduled for Tuesday 10/14 at 12:30pm. She noted that the docket is long and this topic may not be heard until 3:30, but if the councilperson wants it bumped up, the topic could go first. If digital signage is voted out of committee on the 14th, it will go on city council docket for the 16th.

Short term rentals

Moore shared that the city is moving forward with revisions to its short term rental program to establish a World Cup permit. The revisions would include language that require a certain, very specific trigger to allow for revisions. In this case, the World Cup is an event that exceeds transient lodging within 50 miles of the city for an event. Language will also disallow rental properties to participate so that tenants will not be kicked out of rentals for landlords or commercial companies to profit. The revisions want to ensure residents and average people will also benefit from World Cup activities.

Murray asked for other questions. Hutman moved to adjourn the meeting. Baker seconded. The motion passed unanimously. The meeting was adjourned at 8:40 pm.

Murray announced the next meeting date is November 4th.

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