



Board Meeting Minutes

December 2, 2025

Waldo Area Business Assoc.

7222 Wornall Rd, KCMO 64114

Also held via G-Suite Conference Call

Board members present: President Richard Murray, Treasurer Gaye Tillotson, B Michael McFarland, Secretary Sarah Schlachter, Justin Hutman, Andy Hyland, Alison Baker, [Melissa Quearry](#)

Board members absent: Vice President Amanda Rhodes

Others present: Julie Wittman, Tiffany Moore

The December 2, 2025 meeting was called to order by Richard Murray at 7:01pm.

Richard Murray asked for revisions or feedback to the November minutes; there were none. Murray asked for a motion to approve the November minutes; Alison Baker motioned, Gaye Tillotson seconded the motion. The motion was approved.

Financials:

Tillotson announced that she received no new memberships this week, so the report in the packet is accurate. She noted that the credit card bill is mostly administrative matters such as mailchimp, google suite, etc. Tillotson was unable to see if the second payment from the Strengthening the Health of the Neighborhoods grant had been deposited. Murray has reached out to grant staff about this and will reach out again.

Murray noted that Tillotson is having issues with online access to our accounts. If there are continued issues, Murray will assist; Tillotson is currently working with the bank directly on the issues.

Security:

Melissa Quearry shared that the quarterly security patrol meeting was held November 13. At the meeting, an analyst went over new mapping software and noted some new trends such as declines in property theft and stolen autos. There is a new software program that gives more real-time info to police and allows officers to be in the field more quickly. Officials shared that there has been an increase in staffing due to new graduates from the police academy and lateral transfers. Recent police academy classes have been full.

Quearry noted that the person responsible for burglaries at the storage unit at 78th and Wornall was caught. Murray noted that our storage unit is very secure and not as susceptible to burglaries. Quearry also noted that there is a new law to charge porch package theft as a felony.

Membership:

Murray announced that there have been additional recent membership renewals, possibly due to LYBNT letters. There may be another round of LYBNT appeals after the new

year. Murray reported that we currently have more memberships than we did at this time last year.

Murray noted that Diamond membership gifts were recently distributed, largely thanks to Baker. Linetta Thurman will finish distribution within the next week. Branded post-its, notepads, and paper bag supplies are depleted and we will likely order more in the new year for spring. Murray will bring details on cost to a future meeting for a budget request.

Beautification:

Sarah Schlachter reported that there was no major update. She followed up again with the contact about additional trees around Hale Cook. Baker will connect Schlachter with a Hale Cook School parent who works in the school orchard and is also interested in adding trees. Murray asked about seasonal decorations for the traffic urns, Schlachter replied they would be put out this week.

Communication:

B Michael McFarland stated that the communication report is in the board packet. McFarland thanked people who sent comments on the newsletter and requested any other comments by Wednesday.

McFarland reported that the survey shared in the most recent newsletter had garnered typical results with emphasis on security and events being priorities for respondents. The survey results are in the packet.

Andy Hyland noted that the click through rates and read rates are very good on the newsletter. He stated this means the information must be useful to people. Murray asked Julie Witman if she had any historical information on click through rates for earlier versions of the newsletter. She did not have such data, but noted that email marketing data is more challenging with new security measures from email clients.

Events:

Murray stated that the calendar of events in the board book will go to the printer for the postcard mailer. The postcard design will be updated so as to catch people's attention.

The date for the January holiday happy hour was confirmed as January 9. Schlachter volunteered to host the event. Murray will confirm the event with Dodson's.

Murray will provide the roster to Baker for holiday homes this week. Baker will coordinate to get access to the storage unit for the winning home signage.

New Business:

Guidelines for Member/Resident Requests for WPHA

Murray announced that verbiage for requests for WPHA support or assistance was drafted by Amanda Rhodes and Schlachter along with the executive board and was provided to the board for review. Requests from non-members would be handled in a similar manner. Hyland noted that the request process doesn't include information on how the WPHA reviews requests.

Murray responded that requests would be handled individually and with time for board discussion. The request process will eventually go on the WPHA website. He also noted that the majority of requests for WPHA engagement are from non-members.

Strengthening the Health of the Neighborhood (STHOTN)

Murray stated that this is the last month of the program for Murray and Thurman on this cycle of the grant. For future cycles, one participant must be on the board; Murray is not eligible to participate again. In the first year of the grant, there were 13 neighborhoods, in the second year there were 24, and it is anticipated that an additional 24 neighborhoods will apply for the upcoming third year. The application process is expected to be more rigorous and more time would need to be spent on the application. Murray noted that our programming likely doesn't meet the goals of the grant, so our proposal would need to change significantly. If we do receive grant money, we will reconsider those events fully or partially funded by the grant, including Trivia Night and Neighborhood Night Out.

Hale Cook Renovation

Tiffany Moore shared that the Hale Cook addition and renovation is the first project to be executed on the GO bond and will be moving quickly. Moore stated that she works at Hale Cook and has a background in construction. This type of project is new for this school district.

Moore shared two requests for consideration: to request no parking on the north side of 73rd between Jefferson and Pennsylvania to facilitate student safety and clear traffic flows, and to identify a primary point of contact for WPHA engagement on the Hale Cook GO Bond project.

Regarding parking, Baker stated that a 24/7 ban on parking would be problematic for her as a resident on the affected street who needs to facilitate worker and visitor access.

Regarding a point of contact, this person will help keep the design and construction teams accountable for communication. Hyland asked if Design Advisory Team (DAT) members and this point person could or should overlap. Murray and Baker have applied to be part of the DAT. Moore noted that the WPHA could be a good conduit of information to the non-school community.

Moore presented the various currently proposed exterior site plans which may be of interest to the neighborhood. For example, she noted that a bus drop-off cut-in may conflict with regular sidewalk traffic and may remove existing, established trees on Pennsylvania Street. She shared that there is concern about excessive parking and drive space created on the site.

She noted other concerns with how parents and the neighborhood will engage with the building and wayfinding, and concerns with playground distribution/location.

Moore discussed the proposed interior updates including work on bathrooms and hallways, noting that there has been concern about lack of updates for the school cafeteria and gym. However, these are of less direct interest for community members outside of the school.

Murray noted that two WPHA board members have applied to be part of the DAT group. Plans for WPHA engagement in the project communications will be revisited once DAT members are named.

Murray asked for other questions. McFarland moved to adjourn the meeting. Schlachter seconded. The motion passed unanimously. The meeting was adjourned at 8:29 pm.

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