**Stonebridge HOA   
2018  
Annual Homeowners Meeting**

**03-15-18**

**Welcome and Thanks for attending**

**Introductions:**

* Tom Wilhoit (President)
* Phil Leslie (Vice President)
* Heather Mata (Treasurer)
* Rachel Lopez (Secretary)
* Hugh Rathbun (Architectural Committee)
* Viv Glenn-Hough (Welcome Committee)

**Resident Attendees:** Gary Hough, Pam & Kent Roberts

**Call meeting to order**  
**Agenda:**

**Financial Review:**

* **Checking account balance:** $11,328.04
* **Savings account balance:** $36,999.78
* **Submit any new receipts:** None

**HOA dues update/ Collection Agency updates –** no activity to report

**Pond/Landscape updates –** Algae treatment to begin again in April 2018

**Welcome committee update** – Viv has been contacting, Homes Association of KC will take over alerting us to new residents and we will continue to deliver a welcome letter and gift card.

**Homes Association of Kansas City Introduction/Discussion –** Doug Luther, executive director of Homes Association of KC was in attendance. They perform the back office work for our HOA. Handle the day-to-day activities of the HOA. They are a non-profit organization governed by a board of directors and the board members are, for the most part, members of their own respective HOA. This gives us access to them and other HOAs who are members as a resource and their experiences. The fee for this service is $3000 per year, which can be billed monthly or paid all at once.

We send bills/invoices to HAKC who pays our bills and then we pay them back. They send us a monthly statement of everything that has been paid on. We can have this sent to the entire board vs. just having it sent to specific members.

Question was asked if all the HOAs that are managed by Homes Association of Kansas City use the same bank, Country Club Bank of KC. We do not have to use that same bank, but there are some efficiencies that come by using that bank. We also have the option of keeping our current bank and using them. We had a discussion on what was the best option for us. Board members do have debit cards to pay for incidental expenses. Bank account is in our name and payments are still sent to us.

Question was asked if HAKC handles any liens that need to be filed or released. They do handle that activity and we can determine how the lien process will work as we do today.

Question was asked if there is anything they HAKC does not handle. They do not attend monthly meetings nor do they work with vendors for things like our large pick-up day and our block party.

Question was asked if they do collections. Answer is not really, they send out the initial invoice. They will then send additional invoices with applied late fees etc. after so many invoices. And eventually, a lien will be placed on the home. We can stick to our general process of sending 2 invoices and becoming 2 years delinquent; we proceed to filing a lien.

Question was asked if they have a website and we can continue to use that website or simply provided a link for both sites between both sites.

Question was asked about automatic payments. HAKC uses Pay Lease and we will likely update our website to have a link to the HAKC site where residents can make a payment. This will mean the removal of the PayPal link from our web.

Question was asked if emails, especially those from title companies, these can be handled by HAKC. The answer is yes, we can include them on our group email.

Questions was asked if they can let us know when new residents move in and the answer is yes so we will be able to reach out to new residents.

[dluther@ha-kc.org](mailto:dluther@ha-kc.org) - Doug Luther

**Garage Sales Dates** – May 16 – May 19 (this coincides with Grain Valley’s city-wide garage sales) and Dumpster Day Saturday June 2.

**Discuss any resident complaints or concerns –** Photo of pond with algae sent to board, responded that the algae treatment begins again in April 2018.