

WELCOME

*Weatherstone*

Homeowners Association



Annual Homeowners Meeting

June 8, 2024 1:00 p.m.

Mid-Continent Public Library Blue Springs North Branch

# Agenda

- Call to order, Welcome and Agenda Overview
- Treasurer's Report and 2024-25 Budget
- Survey Questions and Results
- Improvements over the last 12 months
- Election of Officers
- Locking Mailboxes
- Discussion of Other Matters and Concerns
- Question and Answer
- Adjourn

# Treasurer's Report and 2024 Budget

- Balanced the budget, building savings
- Collected \$4,041.66 in unpaid past dues
- Placed one lien on a house
- \$6,249.75 in the bank today
- Now collecting 2024 dues
  - 16 families paid. Due July 31st.
- We collected bid for services to save money

# Treasurer's Report and 2024 Budget

- 2024 budget is online and emailed out
  - Repair the sprinkler system
  - Upgrade holiday lights
  - 12th street column repair

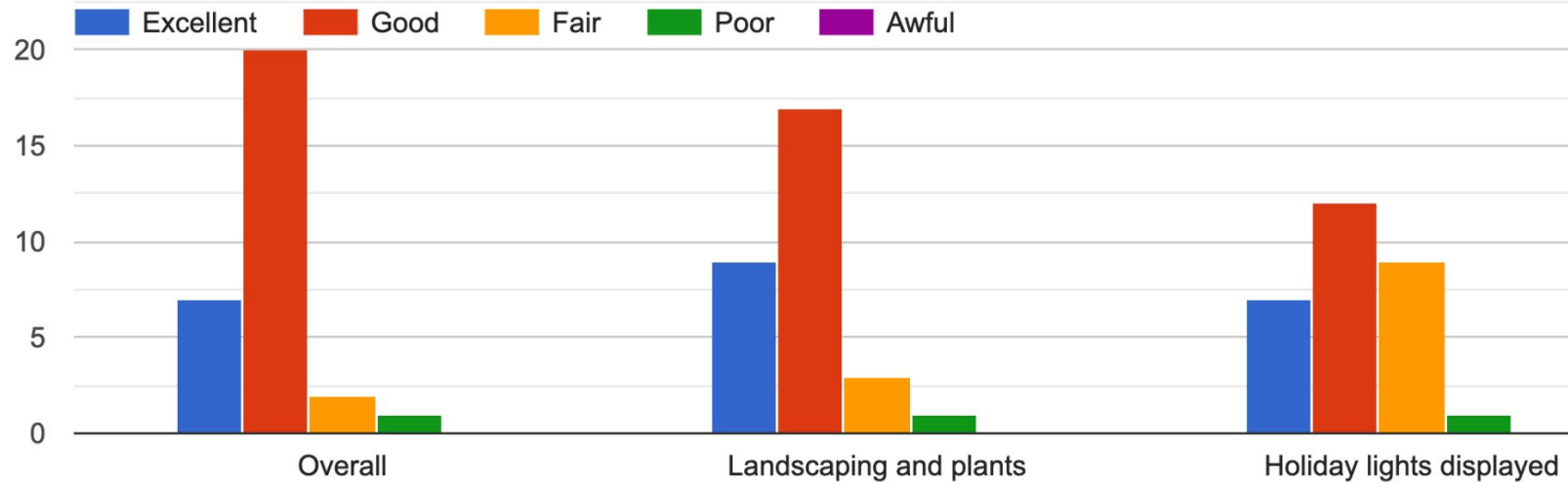


# Annual Services Survey:

- 30 Responses

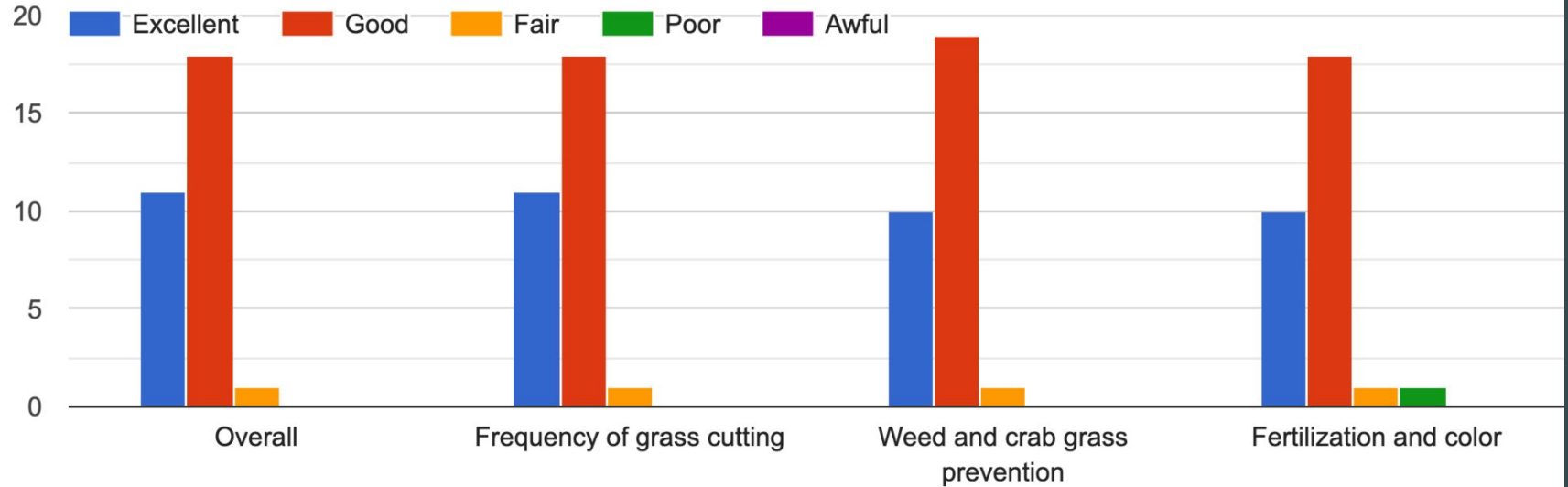
# Annual Services Survey: Entrances

How would you rate the entrances of the neighborhood?



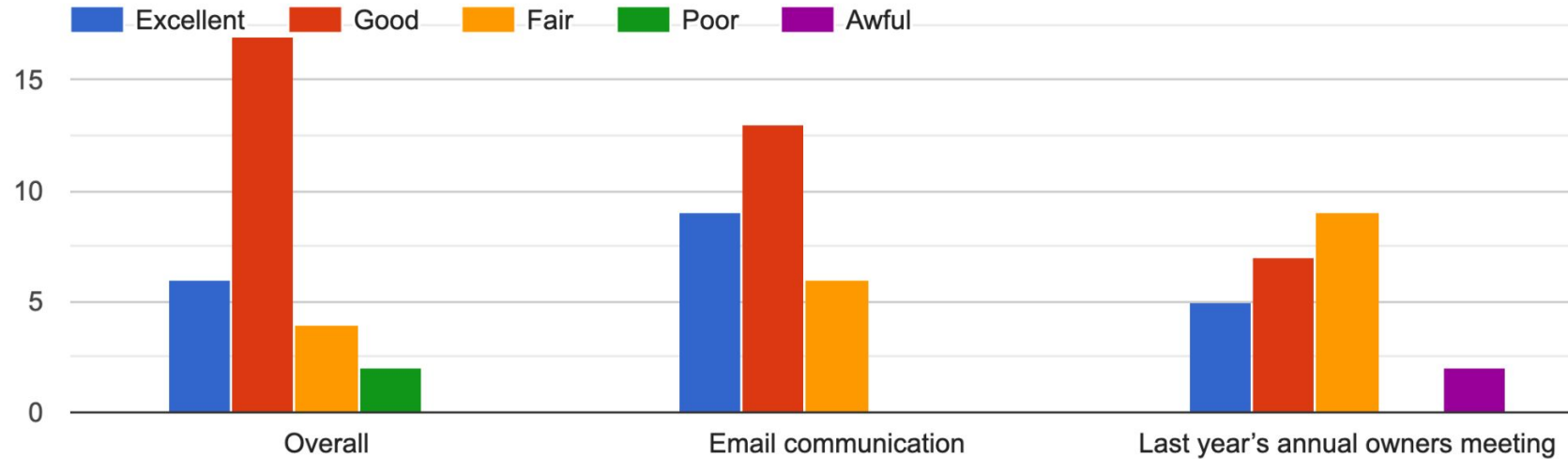
# Annual Services Survey: Lawn care

How would you rate the lawn care?



# Annual Services Survey: Community Engagement

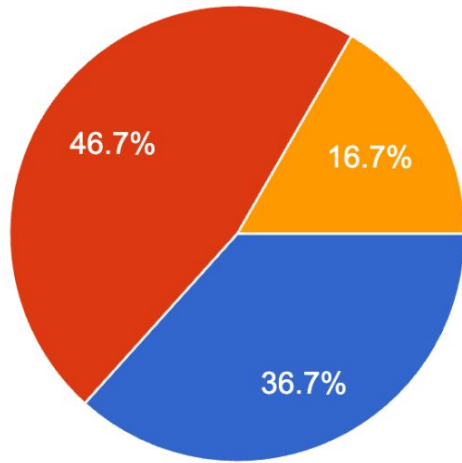
How would you rate community engagement?



# Annual Services Survey: Locking Cluster Mailboxes

Should the neighborhood install locking cluster mailboxes?

30 responses

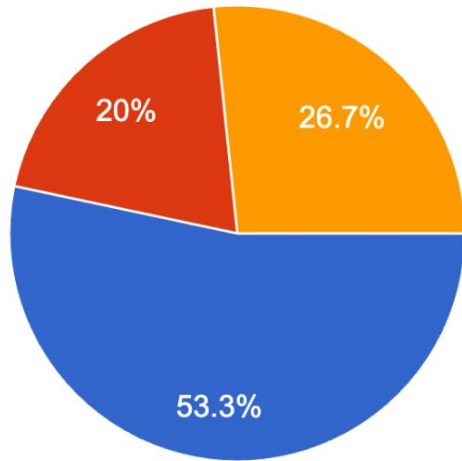


- Yes
- No
- I need more information and/or discussion to decide

# Annual Services Survey: Prohibit Rental Properties?

Would you be interested in having the HOA pursue restrictions on rental properties in the neighborhood at some point in the future?

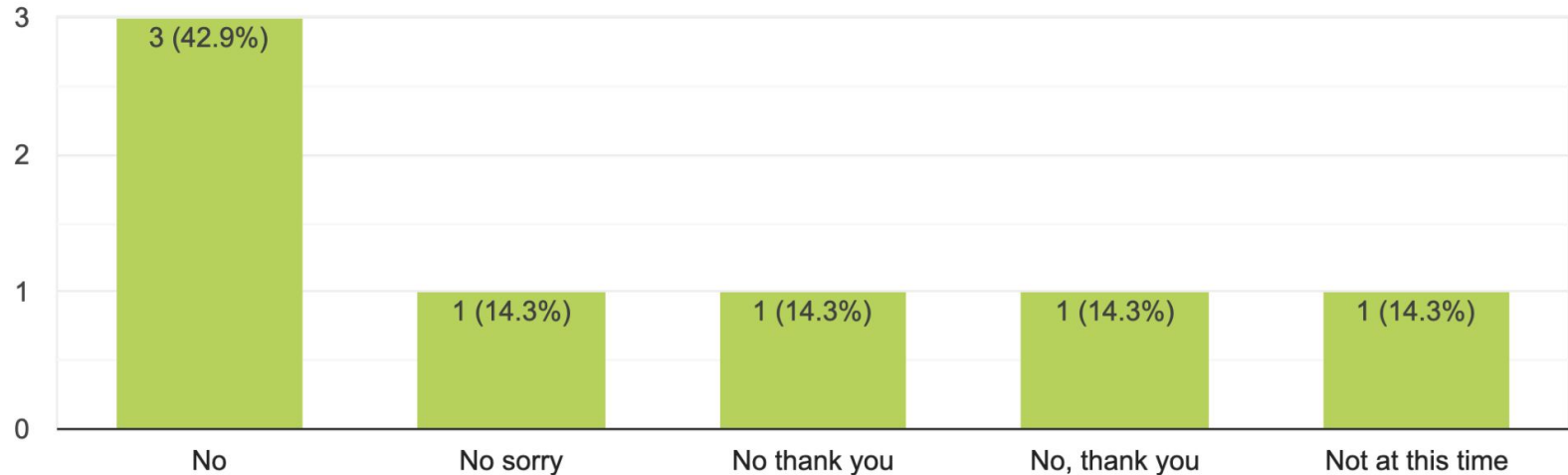
30 responses



# Annual Services Survey: Willing to serve on the board?

Would you be willing to serve on our executive committee? We need 4 board members and someone to help keep the website up-to-date. If you'd like to help, please write your name below.

7 responses



# Improvements over the last 12 months

- New Neighborhood Website
  - Thank you Marco Seabra!
    - About 20 hours donated pro bono.
      - On the website:
        - Pay dues
        - Neighborhood blog
        - Events
        - See Budget
        - Contact Board members
      - [weatherstone64015.com](http://weatherstone64015.com)



# Thank You to Our Volunteers!

Casey and Mike Peters

Chris McMullen

Richard Maxon

Amber and Chris O'Brien

Bob Lamb

Amy Larson

# Recent Improvements

- New holiday lights were purchased in January, deeply discounted, at post holiday sales. We will have an abundance of high quality, matching lighting this year for only \$94.00!
- The City of Blue Springs' Public Works Department fabricated all new street signs for us at no charge. The new signs are larger and have better reflective properties. The hardware on the sign posts at both entrances was in need of replacement at a total cost of \$188.
- The Public Works Department also removed the invasive vine along the walking path between 12th Street and 11th Street Court and raised the water valve at the 12th Street entrance.

# Garden Club

- All four entrances gardens have been redesigned and planted.
- Total cost \$988
- This includes annuals, perennials, mulch, metal edging, fertilizer, topsoil, compost, and weed mat.
- Additional help is always welcome. Please contact us to volunteer!

# Sprinkler System Repairs/Issues

- Irrigation system issues were addressed and partially repaired last year.
  - The system is now being serviced by Bob's Sprinkler Repair.
- When the system was turned on in May, two leaks were discovered. It appears that the line was cut in two areas by a contractor installing AT&T fiber in the late fall.
- The Board has filed a damage claim and is seeking reimbursement from AT&T for all repair costs.

# Election of Officers

- Secretary needed
- Andrew, Jay and Brian seeking re-election

# LOCKING MAILBOXES

If we vote to change to locking mailboxes,

1. We would ALL have to change. It's all or nothing.
2. Old mailboxes would be torn down and new 16-unit cluster boxes (CBU's) would replace them. HOA would pay for new concrete and pads. USPS would maintain.
3. The Post Office will NOT spread them out. Residents of 11th St Ct would have a single CBU. All other residents would get mail from a row of CBU's at 12th St and Porter Dr.
4. Residents would go to PO to get 3 keys which PO will not replace. If lost, a new lock would be installed and 3 new keys would be given. Cost is \$25 initially and each time lock is replaced. Show ID and recent bill with name at PO to get them.

Comments and Questions?

# THANK YOU



See you next year!