

Weatherstone

Homeowners Association - Annual Meeting Minutes

2026 Annual Owners Meeting Minutes

Date: June 13, 2026

Time: 1:00 p.m.

Location: Mid-Continent Public Library, 850 NW Hunter Drive, Blue Springs, Missouri

Status: Approved

Bob Glasgow welcomed the neighbors and reviewed the meeting agenda.

It was noted that additional sprinkler heads were installed this spring to improve watering of the entrance flower gardens. Amy Larson encouraged anyone interested in assisting with the Garden Club to contact the board, even if they only wish to offer suggestions regarding plantings.

An overview was provided of the new PayHOA software being used by the HOA. The system saves volunteer time, accurately tracks finances, and provides greater transparency. Bob noted that Brian Johnson was no longer willing to serve as Treasurer and that Brittany Forcinito had agreed to assume the position. Bob also stated that the HOA continues to make progress in collecting unpaid dues.

Diane Owensby stated that she would not mail a check to California. Brittany offered to accept her check at the meeting.

Several homeowners expressed concern that PayHOA showed a zero balance when they logged into their accounts. Brian explained that no balance would appear until the membership voted on the proposed \$5 dues increase and the annual dues amount was finalized.

Cathleen Baswell stated that although the software may seem expensive, she believed the added security and protections made it worthwhile. She noted that having HOA funds processed through a third party provides accountability and greater protection for residents.

Brian explained that PayHOA would also help streamline exterior-change requests. Kathy Powers-Maxon expressed concern regarding the cost of the software. Clay Chittum stated that the cost was minimal compared with other expenses the HOA may face, such as irrigation repairs and tree removal.

Brian Johnson presented the Treasurer's Report, including a breakdown of expenditures and the proposed budget for the upcoming year. He reported that the HOA continues to contribute to savings while keeping expenses reasonable.

Kathy Powers-Maxon reported that an area of weeds between the creek and the walking trail along Duncan Road was again becoming overgrown and would need to be cleared. The City of Blue Springs cleared the area several years ago, but the vegetation has returned. Richard Dye offered to report the issue to a contact at the City.

Bob reported that the HOA spent \$5,350 to remove multiple dead trees from the dead end of Porter Drive, where the HOA owns a small strip of land. Additional tree work will be completed as needed.

Bob reviewed the damage caused by the Valentine's Day vehicle accident at the 11th Street Court East garden. He thanked Amy Larson for identifying the party responsible for the damage. The HOA paid approximately \$2,600 for repairs, and the driver is making monthly payments to reimburse the association. Bob spent numerous hours contacting the responsible party and establishing the payment arrangement.

Bob explained that the proposed \$5 dues increase was intended to help the HOA keep pace with inflation. He stated that one of the largest upcoming expenses would be repairing the leaning entrance column on the east side of 12th Street. The board agreed that updated estimates should be obtained for installing a pier.

A motion was made and seconded to vote on the proposed dues increase. The in-person vote was 20 in favor and two opposed. Six proxy votes were also received, with three in favor and three opposed. The final vote was **23 in favor and five opposed**. The \$5 increase was approved, establishing annual dues of **\$155**.

Jim Ginnings stated that he would not object to paying an additional \$5 per year if the board would address neighboring properties where leaves were not removed or lawns were not adequately maintained. It was explained that the Weatherstone HOA restrictions do not contain provisions governing routine lawn maintenance. Although the board may ask residents to be considerate of their neighbors, it does not currently have enforcement authority regarding those matters.

Bob stated that he has contacted residents regarding concerns such as pet waste and holiday decorations. Most residents cooperate, but the board's authority is generally limited to making a request unless the issue is addressed in the governing documents.

Jim stated that he had identified approximately twelve homes that may be in violation of City codes and was frustrated by having to contact the City repeatedly. Fran Keal stated that many HOAs face similar issues and that reporting properties to the City is often the most effective option because the City has enforceable property-maintenance ordinances.

Marco Seabra suggested amending the restrictions to include additional maintenance requirements and fines. He stated that unpaid fines could potentially be collected when a property is sold. Brittany noted that amending the restrictions would be a significant undertaking.

Brittany stated that she had already been contacting homeowners through PayHOA regarding property concerns. She noted that one benefit of the system is that it records when an HOA message has been opened and read.

Bob reported that the mayor had created a panel for HOA representatives and that many neighborhoods send representatives to its meetings. Bob had attended one meeting and planned to network with other HOA representatives at the next meeting to learn how they address poorly maintained properties.

Peggy Fuhr reported an ongoing issue near her home involving inoperable vehicles being left in driveways and on the street. She had contacted the City, but the issue continued. Brian asked her to take photographs and email them to the board so the HOA could contact the owners through PayHOA.

Cathleen suggested escalating unresolved complaints to the mayor and the appropriate City Council representative. She recommended communicating by email so photographs could be attached and a written record maintained. She stated that elected officials may sometimes be more responsive than Codes Enforcement.

Amy asked whether the HOA should provide contact information for elected officials on the website. Bob suggested also including information for Codes Enforcement. Cathleen offered to provide a sample letter showing homeowners what information to include when reporting an issue.

Bob reported that some homeowners along 11th Street Court and Weatherstone Drive were experiencing problems associated with increased water flow in the creek between the two streets. Bob had recently discussed the issue with the mayor, who agreed to have engineers examine the area. Bob expected to receive a report before the annual meeting but had not received it. He stated that he would follow up with the mayor the following Monday.

Richard suggested that the HOA maintain a list of neighborhood children interested in mowing lawns or shoveling snow. Bob stated that parents may ask the board to share their child's contact information if they wish.

Julie Mehl suggested adding information to the website encouraging residents who need assistance with lawn care or similar tasks to contact the board. Julie and her spouse stated that they would be willing to assist residents in need.

Election of Officers

An election of officers was conducted.

Bob Glasgow and Marco Seabra were reelected to retain their positions without opposition. Brittany Forcinito was elected Treasurer without opposition. Julie Mehl volunteered to serve as Secretary and was elected without opposition.

Mailbox Discussion

The membership discussed neighborhood mailboxes. A group had met the previous year to evaluate the condition of the existing mailbox structures and reported its findings to the board. As a result, the board allocated \$500 annually for repair or replacement of mailbox structures.

It was clarified that the HOA is responsible only for the shared structures. Individual residents are responsible for purchasing their own mailboxes.

Bob stated that residents who need assistance installing a mailbox may contact the board, and he will attempt to locate someone who can help.

Brian stated that he has a neighbor who works as a handyman and may be able to replace mailbox structures for approximately \$500 each. Jim agreed to obtain an additional estimate so the board would have multiple proposals to consider.

It was noted that some structures may currently need only replacement crossbeams. Rotten crossbeams can make it difficult to attach individual mailboxes securely.

Bob agreed to identify model numbers for approved black mailboxes, including locking and non-locking options, so residents could be provided with appropriate models to purchase.

Michelle Dougherty stated that she needed a mailbox and requested the approved model information. The board agreed to provide it to her.

The meeting was then adjourned.