

WELCOME

*Weatherstone*

Homeowners Association



Special Homeowners Meeting  
September 16, 2023 10:30 a.m.  
Mid-Continent Public Library Blue Springs South Branch

# Agenda

- Call to order, Welcome and Agenda Overview
- Recent Improvements
- Storage Unit and Garage Sale
- Sprinkler System Repairs/Issues
- Missing Expenditure Records
- 2023 Financial Review and Updated Budget
- Aesthetics Garden Club
- Question and Answer
- Adjourn

# Recent Improvements

- 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)



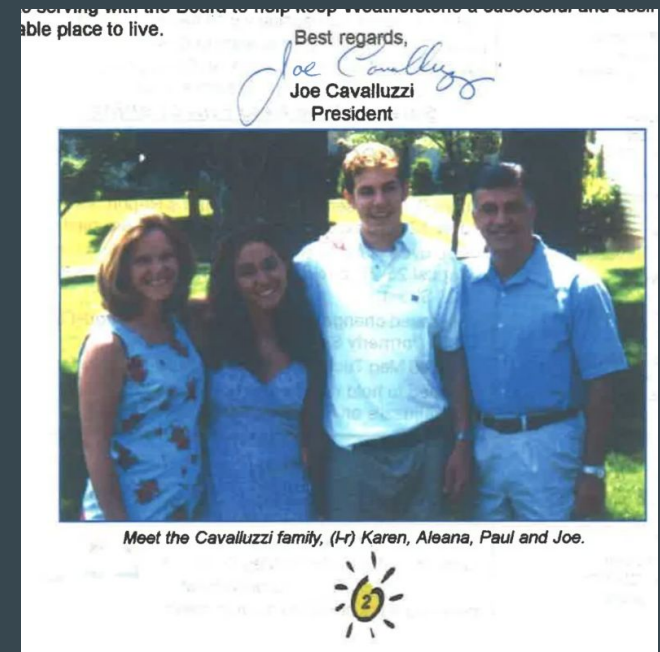
# Recent Improvements

- Upgrades to front entry
- Thank you Bob Lamb, Amy Larson, and all others who assisted
  - Repainted posts
  - Washed covers
  - Installed LED light bulbs



# Recent Improvements

- 40 Years of HOA Documents Scanned
  - Past newsletters online



# Recent Improvements

- New Gmail [weatherstone64015@gmail.com](mailto:weatherstone64015@gmail.com)
- New Google Voice Number 816-427-1294
- New Lawn care contractor
- Evergy On-site visit 9/14
  - To save on energy bill
  - Says “You’ve done all you can to save money.”



# Storage Unit Vacated and Garage Sale

- Garage sale 8/19/23
  - Glasgow home
- \$347.50 recuperated
- Unsold items donated
  - CSL, DAV, ReStore
- \$840 in annual savings
- Decorations kept



# Sprinkler System Repairs/Issues

- Previously repaired by Brummel
  - Work not guaranteed because of untimely payment
- More Issues discovered in July
  - Richard new contractor
  - Four Zones
  - Issues remain ongoing

# Missing Expenditure Records

- \$45,405.45 in expenditures from 2018 to 2023 for which we have not yet been able to locate receipts
  - \$30,199.72 in 94 individual Venmo transactions
  - \$1,555.62 to Squarespace (former website) between 2019 and 2023
- In an effort to have complete records, we've asked Steve Donahoo and other former board members for receipts or explanations
  - No such documents or explanations have been provided as of 9/15

# 2023 Finances (so far)

- Expenditures Since January 1, 2023
  - Past Board Expenditures/Debts (\$11,176.26 - 83.52%)
    - Legal Fees \$4,335 (\$2,063.46 overdue fees paid by New Board)
    - Expensive Lawn care \$5,272 (\$4,870 overdue fees paid by New Board)
    - Storage, other purchases \$1,568
  - Entry to Neighborhood (\$936.16 - 7.00%)
  - Lawn care (\$792.00 - 5.92%)
  - Improvements (\$129.55 - 0.97%)
  - Administration (\$347.27 - 2.60%)

# 2023-2024 Updated Budget

- Past Board Debts (\$6,933.46)
- Entry to Neighborhood (\$2,820)
- Lawn care (\$5,019)
- Improvements (\$200 )
- Administration (\$1,562)
  
- Total Estimated Expenditures: \$16,534.46
- Expected Income: \$18,450.00

# Dues

- Pay Dues at <https://weatherstone64015.com/pay-dues>
  - Dues collected from 86 families
    - 37 homes left
    - \$4,045 to collect from past years
      - 11 homes owe 2022 dues or earlier

# Aesthetics Garden Club

- Who wants to help?
  - Plant flowers
  - Design upgrades to front entry

# Comments and Questions?

# THANK YOU



See you next year!