

Brightwater Board Meeting
January 20, 2016 at 7PM
Leawood Presbyterian Church

Meeting called to Order 7pm: by President, Sharon Lockhart

Directors present: Will Palmer, Mary Horvatin, Mary Bessmer, Anne Ferrel, Sharon Klose, Sharon Lockhart and Mary Jo Bowman by phone.

Absent: Emalea Miller

Homeowners present: Bob and Mickey Waldinger, Samantha St. Juliann, Janet Kelley.

Open Forum: Bob Waldinger presented the board with four (4) questions he submitted to Richard Cole, director of Community Development for Leawood City, concerning rental home laws in Leawood.

1. How many rental homes does Leawood allow one person to own? Answer: 164 single-family homes, 728 Apts. Townhomes.
2. How many rental homes does Leawood allow in one residential area? Answer: no limitation.
3. How many rental homes does Leawood allow in one city block? Answer: not limited
4. How many rental homes does Leawood allow surrounding, either side of and across the street from a non-rental singular home? Answer: not limited.
Discussion followed by members.

Past president, Samantha St. Julian, shared concerns with BP sign nailed on tree on lot owned by BP. Board member Mary Bessmer added to discussion about signs in general, More specific, For Rent signs posted on rental property. Other signs mentioned were For Sale, Garage Sale, etc. Mary Horvatin volunteered to check with Leawood City Code as to what is permissible.

Approval of Minutes: Annual Meeting Minutes from November 10, 2015 were approved with corrections and will be filed and sent to homeowners in next Board meeting announcement.

Treasurer Report- Anne stated that there were five (5) unpaid household dues and liens will be filed but she felt that several homeowners would be paying their dues soon.

Welcome Packet to New Homeowners: Currently Anne Ferrel is sending to new residents.

Board Vacancy - Requested a volunteer for Secretary. No volunteers. Request to be put into next email/letter to homeowners.

Landscape Update: A total of 11 trees purchased from Suburban. Six trees planted where the 6 ft. easement allowed. Five trees held for credit. Need three (3) more agreement statements signed by homeowners. Discussion followed by board members concerning trees and parkway

entrances. Discussion held about allowing homeowners whose utility lines interfere with 6 ' easement to purchase from HOA and plant wherever they want. Another suggestion was to use the credit for landscape of entrances. The consensus seemed to be apply to landscape. Also discussed setting back parkway easement to 10 ' to allow parkway trees to be planted on those properties affected for continuity of tree scape.

Landscape Committee formed: Bessmer, Mary Jo Bowman, Mary Hovartin and Sharon Lockhart.

By-Law Committee: - committee formed to Review current ByPLaws Amendment Draft [provided by 2015 Board] and make suggestions for improvement. Committee will report at next board meeting. **Committee Members:** Sharon Klose, Janet Kelley and Sharon Lockhart.

Old Business: Mail Box - Discussion concerning mailbox rental and cost to HOA. Tabled until next annual meeting. Trash bins- It was noted that several homeowners/renters have not properly stored trash bins per BHOA rules. President Lockhart will send letter to homeowners out of compliance. Mary Hovartin volunteered to do drive by and send addresses needing reminder.

Meeting Adjourned: 8:30PM

Respectfully submitted by Sharon Klose