

Annual Meeting December 11, 2024

Edgewood Homes Association

Annual Resident's Meeting

Notice to all Edgewood Members:

This notice serves to announce that the Annual Resident's Meeting shall be held on Wednesday, December 11, 2024 at 5:00 pm at the McCaffree-Short office. For our new members, the address is 4701 W. 110th, (110th and Roe) Overland Park.

Please read the following information carefully since it contains information about the Annual Meeting, 2025 Budget, dues changes, removal of the entrance Kiosk, and slight changes in gate attendants' hours.

The current board member's committee assignments and remaining terms:

<i>Officer</i>	<i>Name</i>	<i>Term Expirations</i>
<i>Committee</i>		
<i>President</i>	<i>Jerry Miller.</i>	<i>December 2026</i>
<i>Finance, General Operations</i>		
<i>Vice President</i>	<i>Donnie Newman</i>	<i>December 2024</i>
<i>Special Projects</i>		
<i>Treasurer.</i>	<i>Carl McCaffree.</i>	<i>December 2024</i>
<i>Finance Committee</i>		
<i>Secretary</i>	<i>Nancy Madeira</i>	<i>December 2026</i>
<i>Communications/Security</i>		

*At Large Denise Easley December 2025
Structures/Design Review*

*At Large Melissa Gregory December 2026
Grounds*

*At Large Lynn Roh December 2024
Pool/Deck/Cabana*

Three Board Members will be elected for the 2025, 2026, 2027 terms.

Current board members have indicated their intent to run for the open seats. If an owner is interested in running for a seat on the board, a candidate form and duties is included below. A ballot is also included. Board members will vote on the actual board positions after the meeting.

The meeting will allow members to review the 2024 year-end operating performance, the 2025 operating budget, and the updated extended-range capital plan.

Projects that the Board Completed in 2024

1. Replaced the 35-year-old electronic entrance directory gate with the state-of-the-art directory.
2. Replaced the 35-year-old streets with a 2" overlay.
3. The new gate entrance system permitted the elimination of landline phone service, saving \$2,400/year.
4. Added one fall cleanup to the operating budget.
5. Purchased a golf cart to replace the 21-year-old cart.
6. Repair lighting on gate entrance columns.

7. Determined the best solution for the back street exit gate locking system
8. Google Fiber was installed

Potential Projects for 2025

1. **HOA Dues.** To avoid future dues assessments due to budgeted expense increases, including gate attendant payroll, insurance, lawn care/snow removal, trash removal, etc., the board has budgeted a \$100/month increase.

2. Potential Major Expenses for pool gate replacement and perimeter gate.

The city's proposed updated aquatic rules require all public/private pool fences to be at a height of not less than 5'. The current pool fence height is 4'. The revised city code has not yet been approved but will likely be approved 2025. Assuming the pool height requirement is included in the final approved City code revision, the board will request an exception from the Aquatic Department and, if needed, the County Commissioners for several reasons. The 6' perimeter fence/gate keeps out unwanted visitors, and the current fence is topped by metal spires, making it virtually impossible to climb over the fence.

3. Kiosk removal. The kiosk needs costly repair, and the kiosk blocks the view of the new pole Electronic Directory. The kiosk will be removed in the next few weeks.

4. Leaking neighborhood mailboxes will be repaired until sufficient funds are available to replace the mailboxes with enough funds in.

Edgewood Annual Meeting Agenda/December 11, 2024

1. Call to Order
2. Confirm Quorum
3. Call for Approval of Agenda: December 11, 2024
4. Call for Approval of 2023 Annual Meeting: Minutes of Board of Directors
5. Comments/Questions from Members
6. President's Report: Jerry Miller
7. Year-End Financial Report/Managing Agent's Report: Jim Freed (included)
8. Member Vote- Proposed 2025 operating/long-range reserve budget: Jim Freed (included)
9. Member Vote- Gate Attendant's hours change.
10. Communication/Gate House Security. Chairman Nancy Madeira
11. Structures/Design Review. Chairman Denise Easley
12. Special Projects. Chairman Donnie Newman
13. Pool/Deck/Cabana, Chairman Lynn Roh
14. Grounds. Chairman Melissa Gregory
15. Old Business
16. New Business

