



To: Jeff Johnston

Reason: To promote businesses within the City of Smithville.

Currently the playground, park, monument: are under insured for the cost to replace. Yearly insurance cost will raise, not by a lot. will know the final figure by next meeting.

Pond: has not been previously/currently covered in the insurance  
To include the pond: approximately \$315.00 more

HOA Taxes: 2019 - Lois Severson

No extra cost/part of her responsibilities last year/benefits the HOA /allows Lois to fulfill her obligation

2020 - Taxes/1099's/Quarterly Reports - Diane Feo

HOA Sidewalks: included in proposed Docs./benefits all Members/Board initiate City to perform work/will not increase dues

HOA Lawn Service: Picture Perfect: Bid

Famous Lawns: Bid

Discussion: Contracting HOA Member teenagers to provide monitored/scheduled mowing/weed eating with parent approval, contract/waiver/1099's/ promotes summer jobs

HOA Common Areas: Maintenance Committee: Periodic Monthly

Inspection Form

GIS (HOA owns)

Entryway: Trees in the entryway median

Sign is tilted/magnetic board is installed with lock

Tract A: overgrowth insects/mole and/or voles

Tract B: playground equipment/ picnic area/benches

Asphalt Trail needs to be resurfaced/sealed Part of the trail established on a tract of Wilkerson Creek Development LLC property.

Now is the time we are considering updating some of the amenities. We are working with companies to explore the possibilities.

Fountain: Obtained the Manuals from the company/Decorative/provides some aeration benefits/removal for winter per manual/snow in November 2019/ electrical containment has a hole, not water tight/ breaker tripping/ electrical cable (abrasions/nicks through the insulation

Discussion: Whether the HOA should have a fountain

Watershed Pond: Wilkerson Creek Development LLC owns most of the Watershed Pond/ HOA Owns the mouth of the creek and the northern perimeter and the water therein (GIS shown)/ Board in contact with the following entities:

Army Corps of Engineers - they did not create the watershed pond/nor do they dredge ponds

Missouri Conservation- does not take over/maintain/dredge privately owned ponds

Missouri Fish/Foul: will come out and evaluate the condition the the watershed pond when the HOA owns it, not

before  
Working on getting a bid for dredging  
Working with government agencies to install water  
retention basins west of the creek and watershed  
pond

Previous Board/HOA Attorney had drawn up a document for the HOA to purchase the pond from Wilkerson Creek Development/invalid it contains Common Area Tract A and B (the HOA owns Tract A and B and has the official recorded document that is on file with the Clay County Recorder of Deeds). A new document would have to be drawn up if the Members vote to purchase the watershed pond.

Discussion: Pros/Cons of voting to purchase the watershed pond

HOA New Proposed Documents/Bylaws: Manly Willis

#### New Business

Annual Clean Up: Boys Scouts (to earn Merit Badges)  
Stranger Danger/Burglaries: Thank you to Sharmila for putting out flyers  
Keeping lights on at night  
Eyes on Smithville Community Watch Program

#### Members Motion/Requests/Concerns

Street Lighting on GreenCastle and Derby  
Concern of salt/chemical City using on streets effecting sidewalks/driveways  
Rental Properties: limit/No Rentals- discriminatory, have rentals in the HOS/ Homeowner Responsibility/ On a foreclosure the Mortgage Company will sell to whomever they want/ Guidelines for Rental secured in the proposed ByLaws/ City Ordinances used also for renters to comply  
Vinyl Siding: discriminatory, have vinyl siding in HOS, Arc Committee and Board approval/ maintain as any other material used for the exterior of homes/ use of City Ordinances to comply  
Homeowners not paying Annual Dues: covered the new proposed Bylaws/ modified billing for homeowners under duress to be completed within the current year/ 5% interest if not received by the end of the calendar year/ lien plus fees applied to lot/residence for noncompliance  
Small Businesses in Smithville: Erika Winston - meeting 2nd Wednesday every month 11:30 a.m. at the Methodist Church

Meeting Adjourned: 8:37 p.m. (2037 hours)

