

## Meeting Minutes

**FOUR COLONIES HOMES ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
February 16, 2009**

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Jim Shields	President
Alice Bennett	Vice-President
Dawn Harmon	Secretary
John Karpinski	Treasurer
Bill Brooks	
B. J. Confer	
Larry Crosley	
Jim Lindsey	
Becky Powell	General Manager
Absent: Dawn Harmon & Larry Crosley	

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The Homeowner's Forum started at 6:45 p.m. There was one homeowner present.

President Jim Shields called the Regular Board Meeting of February 16, 2009 to order at 7:00 p.m. A quorum was present.

Mr. Lindsey made the motion to accept January 19, 2009, Regular Board Meeting minutes as written. Ms. Confer seconded and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

**Finance**—The Board received copies of the financial reports. Discussion followed.

**Grounds**—Mr. Lindsey reported Cox Roofing Company has started the 2009 single family home roofing.

**Roof Report** — Mr. Lindsey reported the roofing of Clubhouse 1 is complete. They are working on Clubhouse 2. Clubhouse 3 is next on the schedule.

**Common Area Facilities**—There was no report.

**Architectural Control**— There was no report.

**Paint Report**—There was no report.

**Communication**—There was no report.

**Social Report**—There was no report.

**Long Range Planning**—There was no report.

**Nominating Committee** – Ms. Confer reported that Mr. Brooks and Mr. Shields would run again in April.

**Manager's Report**—The Board received copies of the Manager's report. Discussion followed.

**Old Business**—There was no old business.

**New Business**—The Board discussed maintenance of properties in foreclosure. Mr. Lindsey made the motion to invoke Right of Restoration at 7912 Colony and 8141

Monrovia. Ms. Bennett seconded. The motion passed. **(Vote #2)**

The Board discussed fences in need of repair. Mr. Lindsey made the motion to invoke Right of Restoration at the following addresses: 12101 W. 79 Terrace, 8279 Monrovia, 8273 Monrovia, 8271 Monrovia, 12115 W. 82<sup>nd</sup> Terrace, 12117 W. 82<sup>nd</sup> Terrace and 12011 W. 82<sup>nd</sup> Terrace. Mr. Karpinski seconded. The motion passed. **(Vote #3)**

The Board received copies of bids from three companies for trash removal. Discussion followed. Mr. Lindsey made the motion to accept Trash Pros' bid in the amount of \$88,128.00 for trash removal. Mr. Karpinski seconded. The motion passed. **(Vote #4)**

Ms. Powell presented a plan to change phone service from AT&T to Everest. Discussion followed. Mr. Lindsey made the motion to change the office phone service to Everest. Ms. Bennett seconded. The motion passed. **(Vote #5)**

The Board received copies of a bid from Faith Technologies to replace lighting panels. Discussion followed. Mr. Lindsey made the motion to accept Faith Technologies Electrical Contractors bid in the amount of \$17,668.00 to replace 8 lighting panels. The motion passed. **(Vote #6)**

Mr. Lindsey made the motion to adjourn, seconded by Mr. Karpinski. The meeting adjourned at 8:10 p.m.

Executive Session followed.

Respectfully Submitted By:

\_\_\_\_\_  
Dawn Harmon, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9	10
Bennett, Alice	A	Y	Y	Y	Y	Y				
Brooks, Bill	Y	Y	Y	Y	Y	Y				
Confer, B. J.	Y	Y	Y	Y	Y	Y				
Crosley, Larry	-	-	-	-	-	-				
Harmon, Dawn	-	-	-	-	-	-				
Karpinski, John	Y	Y	Y	Y	N	Y				
Lindsey, Jim	Y	Y	Y	Y	Y	Y				
Shields, Jim										

A = Abstain Y = Yes N = No  
BOARD OF DIRECTORS VOTING RECORD  
FOR THE February 16, 2009 MEETING

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Jim Lindsey	
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Board Member	1	2	3	4	5	6	7	8	9	10
Bennett, Alice	A	Y	Y	Y	Y	Y				
Brooks, Bill	Y	Y	Y	Y	Y	Y				
Confer, B. J.	Y	Y	Y	Y	Y	Y				
Crosley, Larry	-	-	-	-	-	-				
Harmon, Dawn	-	-	-	-	-	-				
Karpinski, John	Y	Y	Y	Y	N	Y				
Lindsey, Jim	Y	Y	Y	Y	Y	Y				
Shields, Jim										

A = Abstain Y = Yes N = No  
BOARD OF DIRECTORS VOTING RECORD  
FOR THE February 16, 2009 MEETING



**Four Colonies Homes Association**  
Balance Sheet  
As of 01/31/09

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
<b>ASSETS</b>					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	297,717.12			297,717.12
10201	National Bank of KC Roof Fund		24,426.24		24,426.24
10204	Nat'l BK of KC Operating M M	214,767.18			214,767.18
10205	Metcalfe Bank Major Imp Reserve		117,884.33		117,884.33
10206	Capitol Federal Street Reserve		116,261.73		116,261.73
12000	Unit Dues Receivable	43,524.00			43,524.00
12400	Allowance for Delinquent Dues	(14,000.00)			(14,000.00)
12800	Prepaid Insurance	6,918.32			6,918.32
12825	Prepaid Income taxes	2,188.00			2,188.00
17100	Improvements			1,230,102.87	1,230,102.87
17200	Clubhouse			438,600.00	438,600.00
17300	Clubhouse Improvements			70,359.66	70,359.66
17400	Trucks/Equipment			64,774.00	64,774.00
17500	Furniture/Appliances			19,406.83	19,406.83
17600	Pool			287,957.05	287,957.05
17700	Computers			13,034.98	13,034.98
17800	Land			913,175.69	913,175.69
18100	Accum Depreciation			(1,039,635.00)	(1,039,635.00)
	<b>TOTAL ASSETS</b>	<b>551,614.62</b>	<b>258,572.30</b>	<b>1,997,776.08</b>	<b>2,807,963.00</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
21285	Accounts Payable Roof Loan	1,163,116.82			1,163,116.82
22250	Prepaid Homeowner Dues	24,988.92			24,988.92
22300	Clubhouse Deposits	450.00			450.00
	<b>Subtotal Current Liab.</b>	<b>1,188,555.74</b>	<b>.00</b>	<b>.00</b>	<b>1,188,555.74</b>
<b>RESERVES:</b>					
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>EQUITY:</b>					
26500	Designated Capital	1,045,300.28			1,045,300.28
27500	Additional Pd - In Capital	477,953.04			477,953.04
28000	Retained Earnings-prior years	1,073,937.42			1,073,937.42
	Current Year Net Income/(Loss)	82,939.39	.00	.00	82,939.39
	<b>Subtotal Equity</b>	<b>2,680,130.13</b>	<b>.00</b>	<b>.00</b>	<b>2,680,130.13</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,868,685.87</b>	<b>.00</b>	<b>.00</b>	<b>3,868,685.87</b>

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 01/01/09 to 01/31/09

Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>		
33000 Administrative & Common Area	76,474.53	76,474.53
33010 Reserves - Roof Replacement	24,426.24	24,426.24
33020 Roof Repair	833.33	833.33
33031 Gutter Repair	1,000.00	1,000.00
33040 Paint - Homes	16,666.67	16,666.67
33050 Paint/Roof - Garage	299.58	299.58
33060 Paint/Roof - Carport	606.75	606.75
33070 Light Credit	(591.75)	(591.75)
34000 Clubhouse Rentals	125.00	125.00
34010 Clarion	435.00	435.00
34020 Interest-Regular	452.58	452.58
34030 Misc. Other	231.98	231.98
34050 Collection Income	25.00	25.00
Subtotal Income	120,984.91	120,984.91
<b>EXPENSES</b>		
<b>General &amp; Administrative</b>		
50010 Roof Loan Interest Payment	2,964.34	2,964.34
50011 Payroll	14,957.62	14,957.62
50021 Accounting Fees	79.95	79.95
50040 Web Page Maintenance	37.50	37.50
50051 Copier Expense	149.01	149.01
50061 Collection Expense (Del Due)	(1,128.27)	(1,128.27)
50071 Insurance	2,377.08	2,377.08
50111 Office Materials/Supplies	681.05	681.05
50121 Clarion Newsletter	1,106.71	1,106.71
50141 Security Alarm	683.19	683.19
50151 Professional Services	221.17	221.17
50231 Office Telephone	286.98	286.98
50242 Service Charges	(15.00)	(15.00)
General & Administrative	22,401.33	22,401.33
<b>Common Area Maintenance</b>		
51115 Common Facilities Maintenance	85.00	85.00
51116 Termite Treatment Clubhouses	1,052.04	1,052.04
51142 Utilities	3,023.62	3,023.62
51172 Miscellaneous	167.53	167.53
Common Area Maintenance	4,328.19	4,328.19
<b>Residential Maintenance</b>		
52043 Residential-Roof Repairs	200.00	200.00
Residential Maintenance	200.00	200.00
<b>Major Improvements/Repair</b>		
53034 Tree Removal	560.00	560.00
53039 Clubhouse Roof Replacement	10,556.00	10,556.00

**Four Colonies Homes Association**  
 Income/Expense Statement  
 Period: 01/01/09 to 01/31/09

Description	Current Actual	Year-To-Date Actual
Major Improvements/Repai	11,116.00	11,116.00
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	38,045.52	38,045.52
CURRENT YEAR NET INCOME/(LOSS)	82,939.39	82,939.39
	=====	=====

# March 2009

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4  BOOK CLUB 7PM CH3	5	6 Breakfast <b>LE PEEP'S</b> 9:00 am	7 RENTAL CH 1
8  Daylight Savings Time begins	9	10	11 GAME NIGHT 7:00 PM CH3	12	13 Breakfast <b>LE PEEP'S</b> 9:00 am	14
15	16 REGULAR BOD MEETING 7PM CH3	17  BUNKO St. Patrick's Day	18	19 Clarion Deadline	20 Breakfast <b>LE PEEP'S</b> 9:00 am	21
22 RENTAL CH 1	23	24	25	26	27 Breakfast <b>LE PEEP'S</b> 9:00 am	28
29	30	31				

**FOUR COLONIES LIBRARY OPEN MONDAY  
THROUGH FRIDAY DURING OFFICE HOURS**



Phone: 913-888-4920

Fax: 913-888-6732

E-Mail:

[fourcolonies@sbcglobal.net](mailto:fourcolonies@sbcglobal.net)

WEB SITE

[www.fourcolonies.net](http://www.fourcolonies.net)

Four Colonies  
Homes Association  
(FCHA)

7975 Monrovia

Lenexa, KS 66215

Office Hours:

Monday—Friday 8am to 5pm