

- Special points of interest:
- B.O.D. Meeting Minutes
 - Manager's Report
 - Reminders & Ads
 - Monthly Calendar

THE CLARION

April 2009

President's Message

I'm looking forward to seeing our homeowners at the 2009 Annual Meeting on April 20, 2009. All information pertaining to the meeting will be mailed the last week in March.

It is almost warm enough to start our painting season. We try to target April 1 as start date but, of course, the actual date will depend on the weather. Homeowners have been visiting the office to select their paint color. Everyone is enthusiastic and ready to get started. It has been a long winter.

I wanted to let you know we are investigating the purchase and placement of several pet waste stations throughout the neighborhood. These stations will hopefully make it convenient for pet owners to pick up after their animals. There is a lot of fertilizer out there and it stinks. Hopefully, these waste stations will remind all to respect the property by cleaning up after their pets.

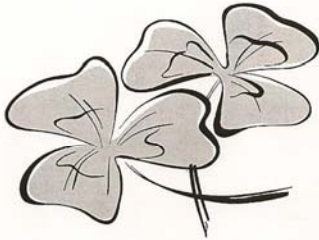
We are planning a mailing to off site homeowners to remind them there is a Lenexa rental licensing ordinance. All rental property must be registered and licensed. All Lessees and Lessors must also sign the "Crime Resistant Addendum" form that says tenant/tenants will not engage in criminal activity. We

submit our off site homeowner list to the City annually for verification of compliance to the ordinance.

Based on your comments regarding the new lights at Clubhouse 2, we are looking for a larger lantern head. We will keep you posted and hopefully have samples soon. Stay tuned.

Jim Shields,
President

NEW EMAIL ADDRESS
fourcolonies@kc.surewest.net



Meeting Minutes

FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

March 16, 2009

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: None	

The Homeowner's Forum started at 6:45 p.m. There were four homeowners present. The following topics were discussed: storm damage, drainage, bad fences, and homeowners who don't pick up after their pets.

President Jim Shields called the Regular Board Meeting of March 16, 2009 to order at 7:30 p.m. A quorum was present.

Mr. Lindsey made the motion to accept February 16, 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 the spring clean up was completed, tree trimming is almost finished, tree fertilization has started. Pre-emergence for crabgrass prevention and fertilizer will be applied soon.

Roof Report – Mr. Lindsey informed the Board Bordners Roofing and Cox Roofing are now roofing in Four Colonies.

Common Area Facilities – Ms. Harmon informed the Board rehab of Clubhouse One has been completed. The Board received copies of bids for painting all the clubhouses. Discussion followed. Ms. Harmon made the motion to accept CertaPro Painters bid for painting Clubhouse 2. The motion passed. **(Vote #2)**

Architectural Control – Mr. Crosley reported that the Architectural Control Committee received 5 new requests: replace patio slider, garage door lights, Hardi Board siding, and 2 fence replacements. Four were approved and one was not approved.

Paint Report—There was no report.

Communications— Ms. Bennett reported she is planning to update the web site.

Social Report—There was no report.

Long Range Planning —Mr. Brooks reported receiving several comments on the new lights at Clubhouse 2.

Nominating – Ms. Confer reported all 3 incumbent Board members were planning to run again.

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 received a proposal for concrete repair at 15 locations. Discussion followed. Mr. Lindsey made the motion to accept McGill Construction bid in the amount of \$6000.00 for concrete repair. Ms. Harmon seconded. Motion passed. **(Vote #3)**

Mr. Lindsey made the motion to adjourn, seconded by Ms. Harmon. The meeting adjourned at 9:00 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	Y	Y	Y							
Brooks, Bill	Y	Y	Y							
Confer, B. J.	Y	Y	Y							
Crosley, Larry	A	Y	Y							
Harmon, Dawn	A	Y	Y							
Karpinski, John	Y	Y	Y							
Lindsey, Jim	Y	Y	Y							
Shields, Jim										

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

Four Colonies Homes Association
Balance Sheet
As of 02/28/09

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	280,140.94			280,140.94
10201	National Bank of KC Roof Fund		48,852.48		48,852.48
10204	Nat'l BK of KC Operating M M	190,722.57			190,722.57
10205	Metcalf 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	50,329.20			50,329.20
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)
	TOTAL ASSETS	516,799.03	282,998.54	1,997,776.08	2,797,573.65
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
21285	Accounts Payable Roof Loan	1,163,116.82			1,163,116.82
22250	Prepaid Homeowner Dues	23,718.74			23,718.74
22300	Clubhouse Deposits	1,350.00			1,350.00
	Subtotal Current Liab.	1,188,185.56	.00	.00	1,188,185.56
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
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)	72,920.22	.00	.00	72,920.22
	Subtotal Equity	2,670,110.96	.00	.00	2,670,110.96
	TOTAL LIABILITIES & EQUITY	3,858,296.52	.00	.00	3,858,296.52

Four Colonies Homes Association
Income/Expense Statement
Period: 02/01/09 to 02/28/09

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	76,453.53	152,928.06
33010 Reserves - Roof Replacement	24,426.24	48,852.48
33020 Roof Repair	833.33	1,666.66
33031 Gutter Repair	1,000.00	2,000.00
33040 Paint - Homes	16,666.67	33,333.34
33050 Paint/Roof - Garage	299.58	599.16
33060 Paint/Roof - Carport	606.75	1,213.50
33070 Light Credit	(591.75)	(1,183.50)
34000 Clubhouse Rentals	725.00	850.00
34010 Clarion	395.00	830.00
34020 Interest-Regular	381.63	834.21
34030 Misc. Other	121.60	353.58
34045 Income Detex Cards	10.00	10.00
34050 Collection Income	350.00	375.00
Subtotal Income	121,677.58	242,662.49
EXPENSES		
General & Administrative		
50010 Roof Loan Interest Payment	3,150.10	6,114.44
50011 Payroll	15,287.28	30,244.90
50021 Accounting Fees	79.95	159.90
50040 Web Page Maintenance	.00	37.50
50051 Copier Expense	223.49	372.50
50061 Collection Expense (Del Due)	909.49	(218.78)
50071 Insurance	1,720.41	4,097.49
50081 Dues & Subscriptions	70.00	70.00
50091 Legal	1,015.10	1,015.10
50111 Office Materials/Supplies	482.76	1,163.81
50121 Clarion Newsletter	1,286.71	2,393.42
50131 Postage	136.64	136.64
50141 Security Alarm	.00	683.19
50151 Professional Services	296.91	518.08
50171 Taxes-other(property/licenses)	262.50	262.50
50191 Office Equipment - Misc.	21.58	21.58
50231 Office Telephone	281.77	568.75
50242 Service Charges	.00	(15.00)
General & Administrative	25,224.69	47,626.02
Common Area Maintenance		
51032 Contract - Trash	5,725.03	5,725.03
51051 Optional Lawn Service	720.00	720.00
51052 Contract - Lawn	3,100.00	3,100.00
51115 Common Facilities Maintenance	3,717.79	3,802.79
51116 Termite Treatment Clubhouses	.00	1,052.04
51132 Lighting	355.49	355.49
51142 Utilities	3,542.23	6,565.85
51152 Truck Maintenance/Golf Cart	421.20	421.20
51172 Miscellaneous	.00	167.53

Four Colonies Homes Association
Income/Expense Statement
Period: 02/01/09 to 02/28/09

Description	Current Actual	Year-To-Date Actual
Common Area Maintenance	17,581.74	21,909.93
Residential Maintenance		
52020 Roof Replacement (Total)	40,190.00	40,190.00
52043 Residential-Roof Repairs	.00	200.00
Residential Maintenance	40,190.00	40,390.00
Major Improvements/Repair		
53034 Tree Removal	6,693.04	7,253.04
53035 Common Area Lights	118.28	118.28
53039 Clubhouse Roof Replacement	41,889.00	52,445.00
Major Improvements/Repair	48,700.32	59,816.32
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	131,696.75	169,742.27
CURRENT YEAR NET INCOME/(LOSS)	(10,019.17)	72,920.22
	=====	=====

April 2009

SUN	MON	TUE	WED	THU	FRI	SAT
			1  BOOK CLUB 7PM CH3	2	3 Breakfast LE PEEP'S 9:00 am	4
5 PALM SUNDAY	6	7 ELECTION CH 3	8 GAME NIGHT CH1 7:00 PM RENTAL CH 3	9 PASSOVER RENTAL CH 3	10 GOOD FRIDAY OFFICE CLOSED	11
12 EASTER 	13	14	15	16 Clarion Deadline	17 Breakfast LE PEEP'S 9:00 am	18 RENTAL CH 3
19 RENTAL CH 1	20 ANNUAL HO MEETING 7PM CH2	21 BUNKO	22	23	24 Breakfast LE PEEP'S 9:00 am	25
26	27	28	29	30		

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



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Fax: 913-888-6732

E-Mail:

fourcolonies@kc.surewest.net

WEB SITE

www.fourcolonies.net

Four Colonies
Homes Association
(FCHA)

7975 Monrovia
Lenexa, KS 66215

Office Hours:

Monday—Friday 8am to 5pm