

Special points of interest:

- B.O.D. Meeting Minutes
- Manager's Report
- Reminders & Ads
- Monthly Calendar

THE CLARION

President's Message

April 2010

Our 2009 Audit was conducted by Dana F. Cole & Company, LLP. Copies are available at our office. Our 2009 Corporate taxes were prepared and filed on March 15, 2010.

The 2010 Annual Meeting mailing was mailed March 29, 2010. The meeting will be held April 19, 2010 in the Clubhouse 2 gym at 7:00 PM. There are 7 applicants for board positions this year.

A recent article in the Sun Newspaper urges homeowners to lock their cars. It seems home burglaries are down but car burglaries are up. Police speculate car break-ins have become more alluring because the payoff can be considerable while the degree of difficulty and risk is low. More items of value are being left in unattended vehicles. Electronic devices are tempting and lucrative attractions. The most popular targets are apartment parking lots, fitness centers and daycare centers. We did have some car break-ins last year.

The Johnson County Environmental Department has a very informative web site (<http://jced.jocogov.org>). Among other information, there is detailed information on hazardous materials and how to dispose of it safely. There is a Johnson County hazardous material collection facility in northeast Johnson County. This facility is open year round by appointment only. There is no charge for drop off of household hazardous materials.

Everyone should have received their United States Census 2010 questionnaire by now. The United States Constitution requires a national census once every 10 years. Every year, the federal government can allocate more than \$300 billion to states and communities based, in part, on census data. Census data guide local decision makers on where to build new roads, hospitals, child care and senior citizen centers, schools and more.

Businesses use census data to locate supermarkets, new housing and other facilities. Census data determine how many seats each state will have in the U.S. House of Representatives. If you did not receive a form, call the Telephone Questionnaire Assistance center at 1-866-872-6868. The lines will be open from 8 a.m. to 9 p.m. (your local time) seven days a week from February 25, 2010 through July 30, 2010. For the hearing-impaired, TDD 1-866-783-2010 (during the times noted above).

See you at the Annual Meeting.

Jim Shields,
President

**ANNUAL
HOMEOWNER'S MEETING
APRIL 19, 2010
CLUBHOUSE 2
7:00 PM**

**Happy
Easter**

Meeting Minutes

FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

March 15, 2010

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

The Homeowner's Forum started at 5:45 p.m. There were two homeowners present.

President Jim Shields called the Regular Board Meeting of March 15, 2010 to order at 5:55 p.m. A quorum was present.

Mr. Karpinski made the motion to accept February 15, 2010, Regular Board Meeting minutes as written. Mr. Crosley seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Finance- The Board received copies of the financial reports. Discussion followed. Mr. Karpinski reported that the completed tax returns were mailed and the 2009 audit is completed and everything is in order.

Grounds- Mr. Lindsey reported that Top Care is working on seeding bare spots and the next step would be to apply Preemergence and fertilizer.

Common Area Facilities – There was no report.

Architectural Control – Mr. Crosley reported the Architectural Control Committee received 2 requests: one for windows and one for garage doors and both were approved .

Paint Report - There was no report.

Communications- There was no report.

Manager's Report – Ms. Powell read her report.

Discussion followed.

Old Business- There was no old Business.

New Business- The Board received copies of bids from R. H. Painting Inc. and Contemporary Painting, LLC. for

painting of the 3 Clubhouses. Discussion followed. Ms. Arnott made the motion to accept R. H. Painting Inc. bid to paint Clubhouse 2 and Contemporary Painting, LLC. bid to paint Clubhouse 1. Mr. Crosley seconded. The motion passed. **(Vote #2)** The Board decided to table painting of Clubhouse 3 and ask for new bids.

The Board discussed Lenexa's rental law concerning criminal background checks for prospective tenants.

Mr. Lindsey made the motion to require rental owners to provide the Four Colonies Homes Assc. Office with a copy of criminal background checks on all tenants. Mr. Crosley seconded. The motion passed. **(Vote #3)**

The Board received copies of a bid from Davey Tree to remove 8 trees. Discussion followed. Mr. Lindsey made the motion to accept Davey Tree's bid in the amount of \$4970.00 to remove 8 trees. The motion passed. **(Vote #4)**

The Board received copies of a bid from Top Care Lawn Service to rake and seed bare areas and to spread top soil, apply grass seed and erosion cloth to area behind 11916, 18, 20, 22 West 82nd Terrace. Discussion followed. Mr. Lindsey made the motion to accept Top Care bid in the amount of \$3000.00 to complete the seeding project. The motion passed. **(Vote #5)**

The Board received copies of a bid from McConnell & Associates Corp. to do curb and asphalt work in front of 8149 Monrovia. Discussion followed. Mr. Lindsey made the motion to accept McConnell & Associates Corp. bid in the amount of \$7875.00 to do curb and asphalt work. The motion passed. **(Vote #6)**

The Board discussed the roof loan and the current cash position. The Roof loan balance is \$1,393,892.66. Mr. Karpinski made the motion to make an extra principal payment in March, 2010 in the amount of \$20,000.00. The motion passed. **(Vote #7)**

Ms. Harmon made the motion to adjourn, seconded by Mr. Crosley. The meeting adjourned at 7:00 p.m.

Respectfully Submitted By:

Dawn Harmon, Secretary

Approved On

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

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE March 15, 2010 MEETING

For pet owners who have braved the winter elements to clean up after their pets:

THANK YOU!!!!!!

Now that the snow is melted, it is obvious there are many pet owners who ignore the Lenexa Animal Ordinance.

One way to help eliminate the problem is to report the offending animal owner to Animal Control (913-477-7385) each time you witness an infraction. If you ignore the problem or don't want to get involved, the problem will continue.

MANAGER'S REPORT

Arbor Masters is on the property trimming our common area trees as weather permits.

Our contracted painters have their schedules and are anxious to start.

Several applications for board of directors have been received. B. J. Confer, Chair of the Nominating Committee has contracted many people in regards to applying. The deadline is March 12.

The keypads on our security alarm at Clubhouse 3 were replaced. The old pads had worn out and replacements could not be found so we were required to upgrade. In order to upgrade, we had to comply with existing code which requires 2 phone lines with 2 different phone numbers be installed. This was completed by Surewest.

Your Kansas 17th District Representative is Jill Quigley. Rep. Quigley publishes an informative newsletter. You can subscribe to "Jill's Journal" by visiting her web site at www.jillquigley.com. Rep. Quigley also has Chat with Jill sessions at the 87th and Pflumm HyVee. She will tell you the date and time in her Journal.

There are numerous topics under discussion in your Kansas legislature. Because of the state of our economy, budget cuts, school consolidation and other money saving issues are priority issues.

Rep. Quigley also needs to hear your ideas and suggestions on how she can better serve your needs.

Four Colonies Homes Association
 Balance Sheet
 As of 02/28/10

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	248,023.96			248,023.96
10204	Nat'l BK of KC Operating M M	242,886.60			242,886.60
12000	Unit Dues Receivable	54,797.18			54,797.18
12400	Allowance for Delinquent Dues	(18,500.00)			(18,500.00)
12800	Prepaid Insurance	6,329.68			6,329.68
12825	Prepaid Income taxes	3,678.00			3,678.00
15258	Bank Midwest Reserve		74,477.00		74,477.00
15260	Citizen Bank Major Improvement		60,134.43		60,134.43
17100	Improvements			1,169,888.87	1,169,888.87
17200	Clubhouse			438,600.00	438,600.00
17300	Clubhouse Improvements			135,615.66	135,615.66
17400	Trucks/Equipment			63,771.00	63,771.00
17500	Furniture/Appliances			25,827.83	25,827.83
17600	Pool			275,667.05	275,667.05
17700	Computers			13,034.98	13,034.98
17800	Land			913,175.69	913,175.69
18100	Accum Depreciation			(1,137,805.00)	(1,137,805.00)
	TOTAL ASSETS	537,715.42	134,611.43	1,897,776.08	2,570,102.93
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
21285	Accounts Payable Roof Loan	1,442,111.67			1,442,111.67
22250	Prepaid Homeowner Dues	22,467.27			22,467.27
22260	Accrued Payroll	6,673.09			6,673.09
22270	Accrued Interest	2,524.00			2,524.00
22300	Clubhouse Deposits	1,550.00			1,550.00
	Subtotal Current Liab.	1,475,326.03	.00	.00	1,475,326.03
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	(17,488.41)			(17,488.41)
	Current Year Net Income/(Loss)	107,881.51	.00	.00	107,881.51
	Subtotal Equity	1,613,646.42	.00	.00	1,613,646.42
	TOTAL LIABILITIES & EQUITY	3,088,972.45	.00	.00	3,088,972.45

Four Colonies Homes Association
Income/Expense Statement
Period: 02/01/10 to 02/28/10

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	75,181.59	151,637.44
33010 Reserves - Roof Replacement	23,997.83	47,995.66
33020 Roof Repair	833.33	1,666.66
33030 Gutters	2,220.83	4,441.66
33031 Gutter Repair	1,000.00	2,000.00
33040 Paint - Homes	18,482.92	36,965.84
33050 Paint/Roof - Garage	299.58	599.16
33060 Paint/Roof - Carport	606.75	1,213.50
33070 Light Credit	(593.50)	(1,187.00)
34000 Clubhouse Rentals	750.00	900.00
34010 Clarion	360.00	720.00
34020 Interest-Regular	185.12	430.29
34022 Major Improvements Interest	328.17	328.17
34030 Misc. Other	11.35	36.35
34040 Misc. Owner Income	15.00	15.00
34050 Collection Income	225.00	250.00
 Subtotal Income	 <u>123,903.97</u>	 <u>248,012.73</u>
EXPENSES		
General & Administrative		
50011 Payroll	15,451.82	32,823.31
50021 Accounting Fees	79.95	159.90
50031 Annual Audit/Tax Prep	3,000.00	3,000.00
50040 Web Page Maintenance	62.50	62.50
50051 Copier Expense	182.57	547.71
50061 Collection Expense (Del Due)	449.26	97.07
50071 Insurance	2,041.81	4,745.28
50081 Dues & Subscriptions	106.00	106.00
50101 Employee Relations/Education	13.57	13.57
50111 Office Materials/Supplies	1,283.29	1,329.51
50121 Clarion Newsletter	1,121.15	2,379.34
50131 Postage	225.54	225.54
50141 Security Alarm	.00	711.98
50151 Professional Services	351.61	574.23
50191 Office Equipment - Misc.	107.63	107.63
50231 Office Telephone	289.32	578.83
 General & Administrative	 <u>24,766.02</u>	 <u>47,462.40</u>
Common Area Maintenance		
51032 Contract - Trash	6,977.00	13,954.00
51072 Snow Removal/Chemicals	.00	1,587.99
51102 Buildings Improvements	545.94	545.94
51115 Common Facilities Maintenance	.00	305.43
51116 Termite Treatment Clubhouses	.00	1,053.24
51132 Lighting	446.19	510.20
51142 Utilities	3,458.80	6,029.43
51152 Truck Maintenance/Golf Cart	366.42	366.42
51162 Tools/Equip/Supplies	.00	470.34

Four Colonies Homes Association
Income/Expense Statement
Period: 02/01/10 to 02/28/10

Description	Current Actual	Year-To-Date Actual
51172 Miscellaneous	17.54	144.11
Common Area Maintenance	11,811.89	24,967.10
Residential Maintenance		
52020 RoofInterest&PrinciplePmt	17,450.86	34,901.72
52021 PrincipalPayment RoofLoan	20,000.00	30,000.00
52053 Gutter -Repairs	1,450.00	1,450.00
Residential Maintenance	38,900.86	66,351.72
Major Improvements/Repair		
53034 Tree Removal	1,350.00	1,350.00
Major Improvements/Repai	1,350.00	1,350.00
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	76,828.77	140,131.22
CURRENT YEAR NET INCOME/(LOSS)	47,075.20	107,881.51
	=====	=====

April 2010

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 GOOD FRIDAY OFFICE CLOSED	3 Rental CH1 Rental CH3
4 EASTER Rental CH1	5	6	7 BOOK CLUB 7PM CH3	8	9 Breakfast LE PEEP'S 9:00 am	10 Rental CH1
11	12	13	14	15 Clarion Deadline	16 Breakfast LE PEEP'S 9:00 am	17 Rental CH3
18 Rental CH1	19 Annual Homeowners MEETING 7PM CH2	20 BLINKO	21	22	23 Breakfast LE PEEP'S 9:00 am	24
25	26	27	28	29	30 Breakfast LE PEEP'S 9:00 am	

FOUR COLONIES LIBRARY OPEN MONDAY
THROUGH FRIDAY DURING OFFICE HOURS



Phone: 913-888-4920

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