

Special points of interest:

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

THE CLARION

MAY 2008

President's Message

Our Annual Homeowners Meeting was held Monday, April 21, 2008. The election results are as follows: B. J. Confer, Larry Crosley and John Karpinski.

POOLS WILL OPEN SATURDAY MAY 24, 2008. More information is included in this Clarion.

Mr. Lindsey informs me the Grounds Committee is exploring options to improve our grounds. Grub damage is apparent and possible preventive actions are being explored. We will be working closely with the Johnson County Extension Center regarding rejuvenating our deficient soil. Step one will be to core the soil, over seed, and fertilize in the fall.

Economical waste management in Four Colonies has become complicated. Our 5 year contract with Deffenbaugh will expire April 2009. This contract has a negotiated 3% maximum increase clause limiting annual increases. We had to remind them of this clause when our manager recently received a call from a Deffenbaugh sales representative saying they planned to increase our fees by 59% immediately. Our current monthly bill is approximately \$5,700. A 59% increase raises this to over \$9,000 monthly (\$108,000 annually). Wow !!!!! Fortunately, they honored our contract agreement.

Deffenbaugh was sold last year to a Swiss company. Many changes are taking place within the company. Several local homes associations have had their rates increased significantly. I anticipate a huge increase in 2009. It's time to come up with a plan B.

We, of course, will get bids. The process has

started and we are learning how complicated waste management has become. Missouri companies have an entirely different program and will not collect any yard waste. Most local Kansas companies use the Deffenbaugh landfill for which there is a surcharge. We are researching our options and will be prepared.

This is a belated piece of information but I felt it should be passed on to our homeowners. To ensure that you get your federal stimulus payment, you must file a tax return. Starting in May the Internal Revenue Service will be sending out stimulus payments. You could receive up to \$600 or more if you have children. All taxpayers with qualifying income of at least \$3000 in 2007 will qualify but you must file a tax return. If you receive social security or veteran's benefits and do not normally file a tax return, you will want to file this year. Be sure to check into this if you have not filed.

Jim Shields, President

WE ARE ASKING ALL HOMEOWNERS TO UPDATE THEIR EMERGENCY INFORMATION. THE FCHA EMERGENCY INFORMATION FORM IS ENCLOSED IN THIS ISSUE. PLEASE RETURN COMPLETED FORM TO THE OFFICE.

**Mother's Day**

FOUR COLONIES HOMES ASSOCIATION
ANNUAL HOMEOWNER MEETING MINUTES
April 21, 2008



Board of Directors:

Jim Shields	President
Alice Bennett	Vice-President
Ann Arnott	Secretary
Jim Lindsey	Treasurer
Bill Brooks	
Louise Byer	
Ann Echols	
Dawn Harmon	
John Karpinski	

Becky Powell General Manager

Absent:

These minutes have not been approved.



President Jim Shields called the Annual Meeting of the Four Colonies Homes Association to order at 7:05 p.m. April 21, 2008 at Clubhouse # 2 gymnasium.

The reading of last year's Annual Meeting minutes was waived. Ann Arnott made the motion to accept the minutes. Debra McCoy seconded. The motion passed by acclamation of the Association members present.

Jim Cowan, Chair of the Tellers Committee, certified a quorum was present by proxy and attendance, and that notices were mailed in accordance with document requirements.

Mr. Shields introduced the Tellers Committee. They were Jim Cowan, Chairperson, Joyce Brooker, Beverly Brooks, and Pat Cowan.

The candidates for the Board were introduced: Ann Arnott, Louise Byer, B. J. Confer, Larry Crosley, Phyllis Jackson and John Karpinski.

Nominations were then opened from the floor. There were no nominations from the floor. Alice Bennett made the motion to close the nominations. The nominations were closed by acclamation of the Association members present.

The candidates gave a short explanation of why they would like to serve on the Board of Directors. The candidates answered questions from the homeowners present.

1.	Ann Arnott	12422 W. 82 nd Terrace
2.	Louise Byer	8176 Halsey
3.	B. J. Confer	8022 Monrovia
4.	Larry Crosley	11914 W. 82 nd Terrace
5.	Phyllis Jackson	12516 W. 82 nd Terrace
6.	John Karpinski	12319 W. 79 th Place



Mr. Shields opened the ballot voting. The ballots were collected and given to the Tellers Committee to count.

Mr. Shields gave the presidential address. He gave a brief recap of accomplishments in 2007.

Jim Lindsey read the IRS Tax Resolution # 7-604. Mr. Lindsey made the motion to approve the IRS Tax Resolution # 7-604 for 2007. Donald Brieby seconded. The motion passed by acclamation of the Association members present.

Jim Lindsey read the IRS Tax Resolution # 118. Mr. Lindsey made the motion to approve the IRS Tax Resolution # 118 for 2007. John Kellogg seconded. The motion passed by acclamation of the Association members present.

2007 Committee reports were given:

Financial	Jim Lindsey
Grounds	Jim Lindsey
Architectural/Paint	Ann Arnott
Roofing	Jim Shields
Common Facilities	Jim Shields
Social	Dawn Harmon
Rental	Alice Bennett
Long Range Planning	Bill Brooks

The announcement of the election results was reported. Newly elected Board members are:

B. J. Confer
Larry Crosley
John Karpinski

The floor was opened for discussion of concerns and comments by the homeowners.

The motion to adjourn the meeting was made by Jim Lindsey and seconded by Dawn Harmon. The meeting adjourned at 9:00 p.m.

An executive session was held by the Board immediately following to elect officers for the coming year. The results were:

Jim Shields	President
Alice Bennett	Vice-President
Dawn Harmon	Secretary
John Karpinski	Treasurer

Respectfully Submitted,
Ann Arnott, Secretary

Four Colonies Homes Association
Balance Sheet
As of 03/31/08

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	233,061.04			233,061.04
10201	National Bank of KC Roof Fund		64,621.82		64,621.82
10202	National Bank of KC Street		155,301.10		155,301.10
10203	National Bank of KC Major Impr		117,884.33		117,884.33
10204	Nat'l BK of KC Operating M M	126,154.60			126,154.60
12000	Unit Dues Receivable	34,698.84			34,698.84
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	389,520.80	337,807.25	1,997,776.08	2,725,104.13
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
22250	Prepaid Homeowner Dues	28,349.17			28,349.17
22300	Clubhouse Deposits	3,250.00			3,250.00
	Subtotal Current Liab.	31,599.17	.00	.00	31,599.17
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
26500	Donated 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	1,616,596.12			1,616,596.12
	Current Year Net Income/(Loss)	96,314.22	.00	.00	96,314.22
	Subtotal Equity	3,236,163.66	.00	.00	3,236,163.66
	TOTAL LIABILITIES & EQUITY	3,267,762.83	.00	.00	3,267,762.83

Four Colonies Homes Association
Income/Expense Statement
Period: 03/01/08 to 03/31/08

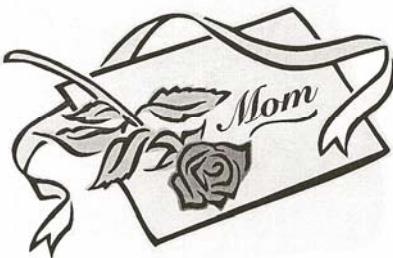
Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	71,377.54	215,956.96
33010 Reserves - Roof Replacement	16,052.25	48,156.75
33012 Reserve - Supplement Roof Fun	4,166.67	12,500.01
33020 Roof Repair	1,666.67	5,000.01
33030 Gutters	2,720.83	8,162.49
33031 Gutter Repair	500.00	1,500.00
33040 Paint - Homes	18,482.92	55,448.76
33050 Paint/Roof - Garage	299.58	898.74
33060 Paint/Roof - Carport	606.75	1,820.25
33070 Light Credit	(491.00)	(1,473.00)
34000 Clubhouse Rentals	825.00	2,100.00
34010 Clarion	180.00	1,160.00
34020 Interest-Regular	1,495.37	4,684.88
34030 Misc. Other	436.93	794.93
34050 Collection Income	150.00	175.00
Subtotal Income	118,469.51	356,885.78
EXPENSES		
General & Administrative		
50011 Payroll	14,755.06	46,088.26
50021 Accounting Fees	79.95	239.85
50031 Annual Audit/Tax Prep	5,550.00	5,550.00
50040 Web Page Maintenance	.00	131.00
50041 Computer	193.53	401.01
50051 Copier Expense	381.68	742.53
50061 Collection Expense	583.76	1,009.22
50071 Insurance	1,902.92	5,708.76
50081 Dues & Subscriptions	.00	70.00
50091 Legal	399.50	446.50
50101 Employee Relations/Education	.00	134.91
50111 Office Materials/Supplies	150.60	477.78
50112 Annual Meeting	153.69	153.69
50121 Clarion Newsletter	974.28	3,022.87
50131 Postage	215.00	215.00
50141 Security Alarm	655.90	1,311.80
50151 Professional Services	103.42	436.42
50171 Taxes-other(property/licenses)	3,508.50	3,508.50
50231 Office Telephone	276.92	834.90
50241 Miscellaneous	.00	12.58
General & Administrative	29,884.71	70,495.58
Common Area Maintenance		
51032 Contract - Trash	.00	5,657.10
51043 Detex System (Pools)	.00	978.48
51062 Contract - Tree Service	28,096.75	28,096.75
51072 Snow Removal/Chemicals	650.00	1,560.00
51082 Pool Maintenance/Improvements	.00	310.00
51092 Grounds Improvements	306.77	306.77

Four Colonies Homes Association
Income/Expense Statement
Period: 03/01/08 to 03/31/08

Description	Current Actual	Year-To-Date Actual
51094 Drainage	172.71	172.71
51102 Buildings Improvements	1,211.56	4,674.05
51115 Common Facilities Maintenance	.00	549.98
51116 Termite Treatment Clubhouses	.00	1,048.38
51122 Concrete Repair	1,680.00	1,680.00
51132 Lighting	66.91	324.98
51142 Utilities	2,861.75	8,990.09
51152 Truck Maintenance/Golf Cart	399.30	700.93
51162 Tools/Equip/Supplies	.00	285.27
51172 Miscellaneous	.00	271.12
Common Area Maintenance	35,445.75	55,606.61
Residential Maintenance		
52020 Roof Replacement (Total)	130,365.00	130,365.00
52043 Residential-Roof Repairs	925.00	1,175.00
52053 Gutter -Repairs	.00	1,032.00
Residential Maintenance	131,290.00	132,572.00
Major Improvements/Repair		
53034 Tree Removal	.00	420.00
53096 Furniture Clubhouse #3	1,477.37	1,477.37
Major Improvements/Repai	1,477.37	1,897.37
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	198,097.83	260,571.56
CURRENT YEAR NET INCOME/(LOSS)	(79,628.32)	96,314.22
	=====	=====

May 2008

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 Breakfast Le Peep's 9:00 am RENTAL CH3	3 RENTAL CH3
4 RENTAL CH3	5	6 Book Exchange CH2 3pm to 5pm Tennis TC3 6pm	7 BOOK CLUB 7:00 PM CH3	8	9 Breakfast Le Peep's 9:00 am	10
11 MOTHER'S DAY	12	13 Book Exchange CH2 3pm to 5pm Tennis TC3 6pm	14 GAME NIGHT 7:00 PM CH3	15 Clarion Deadline	16 Breakfast Le Peep's 9:00 am	17 RENTAL CH3 RENTAL CH1
18 RENTAL CH3	19 REGULAR BOD MEETING 7PM CH3	20 Book Exchange CH2 3pm to 5pm Tennis TC3 BUNKO	21	22	23 Breakfast Le Peep's 9:00 am	24 RENTAL CH1 POOLS OPEN
25	26 MEMORIAL DAY OFFICE CLOSED	27 Book Exchange CH2 3pm to 5pm Tennis TC3 6pm	28	29	30 Breakfast Le Peep's 9:00 am	31



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WEB SITE

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