

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

# THE CLARION

May 2009

## President's Message

Our Annual Homeowners Meeting was held Monday April 20, 2009. Approximately 60 people were in attendance. The activities of 2008 were recapped and the Board Candidates answered homeowner's questions. The election results are as follows: Bill Brooks, Dawn Harmon and Jim Shields.

An executive session to elect Board officers was held after the annual meeting. The officers are: Jim Shields, President; Alice Bennett, Vice-President; Dawn Harmon, Secretary; John Karpinski, Treasurer.

**POOLS WILL OPEN SATURDAY MAY 23, 2009.** More information is included in this Clarion.

A letter was mailed April 3, 2009 informing you of our new trash removal company: The Trash Pros, LLC. A copy of that letter is enclosed in this Clarion. **MONDAY, MAY 4, 2009 IS THE START DATE FOR OUR NEW TRASH REMOVAL COMPANY.** Homeowners with driveway pick up service will continue to put their trash out by 7 AM on Monday mornings. Homeowners using the 49 dumpsters located throughout the community will continue to use dumpsters.

**There will be a change in recycling service.** A centralized container will be placed at the north parking lot of Clubhouse 3 for recyclables.

Just a reminder. Notify your insurance company once you have your new composition roof. Some companies offer lower rates for composition roofs.

You will be seeing several contracted companies working in Four Colonies now that the weather has warmed. McConnell and Associates will be sealcoating streets. R. H. Hampton, Inc. and Contemporary Painting will

be painting residents. Pool Service will be making preparations for opening the pools. Top Care will be doing lawn maintenance. Bordner Roofing, Inc. and Cox Roofing will continue roofing homes.

In closing, I want to thank all of you for your continued support.

Jim Shields, President

### CANINE PATROL



**LADYBIRD REMINDS YOU TO  
PICK UP THAT POOP!!!!!!!!!!**

FOUR COLONIES HOMES ASSOCIATION  
ANNUAL HOMEOWNER MEETING MINUTES  
April 20, 2009

\*\*\*\*\*

Board of Directors:

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: None  
These minutes have not been approved.

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President Jim Shields called the Annual Meeting of the Four Colonies Homes Association to order at 7:00 p.m. April 20, 2009 at Clubhouse # 2 gymnasium.

The reading of last year's Annual Meeting minutes was waived. Larry Crosley made the motion to accept the minutes. Maureen Shawver 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.

Ms. Confer introduced the Tellers Committee. They were Jim Cowan, Chairperson, Pat Cowan, Eula Hill, and Jane Shea.

The candidates for the Board were introduced: Bill Brooks, Dawn Harmon, Kathy Mustain, and Jim Shields.

Nominations were then opened from the floor. There were no nominations from the floor. Ms. Confer 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.	Bill Brooks	12512 W. 82 <sup>nd</sup> Terrace
2.	Dawn Harmon	12409 W. 82 Place
3.	Kathy Mustain	8109 Monrovia
4.	Jim Shields	8058 Monrovia

Ms. Confer opened the ballot voting. The ballots were collected and given to the Tellers Committee to count.

Mr. Shields waived giving the presidential address due to time.

John Karpinski read the IRS Tax Resolution # 7-604. Mr. Karpinski made the motion to approve the IRS Tax Resolution # 7-604 for 2009. Maureen Shawver seconded. The motion passed by acclamation of the Association members present.

John Karpinski read the IRS Tax Resolution # 118. Mr. Karpinski made the motion to approve the IRS Tax Resolution # 118 for 2009. Maureen Shawver seconded. The motion passed by acclamation of the Association members present.

2008 Committee reports were given:

Financial	John Karpinski
Grounds	Jim Lindsey
Architectural	Larry Crosley
Paint	Jim Shields
Roofing	Jim Lindsey
Common Facilities	Dawn Harmon
Social	Dawn Harmon
Communications	Alice Bennett
Long Range Planning	Bill Brooks

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

Bill Brooks  
Dawn Harmon  
Jim Shields

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

The motion to adjourn the meeting was made by Charlotte Crosley and seconded by Betty Horton. 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

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Respectfully Submitted,  
Dawn Harmon, Secretary

**Four Colonies Homes Association**  
**Balance Sheet**  
**As of 03/31/09**

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	95,799.36			95,799.36
10204	Nat'l BK of KC Operating M M	239,978.26			239,978.26
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	45,208.41			45,208.41
12400	Allowance for Delinquent Dues	(14,000.00)			(14,000.00)
12800	Prepaid Insurance	6,322.36			6,322.36
12825	Prepaid Income taxes	2,118.00			2,118.00
15260	Citizen Bank Major Improvement		59,050.20		59,050.20
17100	Improvements			1,308,853.87	1,308,853.87
17200	Clubhouse			438,600.00	438,600.00
17300	Clubhouse Improvements			80,797.66	80,797.66
17400	Trucks/Equipment			65,397.00	65,397.00
17500	Furniture/Appliances			25,827.83	25,827.83
17600	Pool			288,632.05	288,632.05
17700	Computers			13,034.98	13,034.98
17800	Land			913,175.69	913,175.69
18100	Accum Depreciation			(1,165,168.00)	(1,165,168.00)
	<b>TOTAL ASSETS</b>	<b>375,926.39</b>	<b>293,196.26</b>	<b>1,969,151.08</b>	<b>2,638,273.73</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
20510	Accrued Income Tax	1,412.00			1,412.00
21285	Accounts Payable Roof Loan	1,163,116.82			1,163,116.82
22250	Prepaid Homeowner Dues	26,784.37			26,784.37
22300	Clubhouse Deposits	2,000.00			2,000.00
	<b>Subtotal Current Liab.</b>	<b>1,193,313.19</b>	<b>.00</b>	<b>.00</b>	<b>1,193,313.19</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)	(60,804.37)	.00	.00	(60,804.37)
	<b>Subtotal Equity</b>	<b>2,536,386.37</b>	<b>.00</b>	<b>.00</b>	<b>2,536,386.37</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,729,699.56</b>	<b>.00</b>	<b>.00</b>	<b>3,729,699.56</b>



**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 03/01/09 to 03/31/09

Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>		
33000 Administrative & Common Area	76,453.53	229,381.59
33010 Reserves - Roof Replacement	24,426.24	73,278.72
33020 Roof Repair	833.33	2,499.99
33031 Gutter Repair	1,000.00	3,000.00
33040 Paint - Homes	16,666.67	50,000.01
33050 Paint/Roof - Garage	299.58	898.74
33060 Paint/Roof - Carport	606.75	1,820.25
33070 Light Credit	(591.75)	(1,775.25)
34000 Clubhouse Rentals	650.00	1,500.00
34010 Clarion	375.00	1,205.00
34020 Interest-Regular	403.21	1,237.42
34030 Misc. Other	505.74	859.32
34045 Income Detex Cards	10.00	20.00
34050 Collection Income	100.00	475.00
Subtotal Income	121,738.30	364,400.79
<b>EXPENSES</b>		
<b>General &amp; Administrative</b>		
50010 Roof Loan Interest Payment	2,940.11	9,054.55
50011 Payroll	14,928.63	45,173.53
50021 Accounting Fees	79.95	239.85
50031 Annual Audit/Tax Prep	5,750.00	5,750.00
50040 Web Page Maintenance	.00	37.50
50051 Copier Expense	499.90	872.40
50061 Collection Expense (Del Due)	(1,069.73)	(1,288.51)
50071 Insurance	2,710.39	6,807.88
50081 Dues & Subscriptions	.00	70.00
50091 Legal	(1,375.39)	(360.29)
50101 Employee Relations/Education	180.10	180.10
50111 Office Materials/Supplies	145.42	1,309.23
50121 Clarion Newsletter	1,262.99	3,656.41
50131 Postage	5.90	142.54
50141 Security Alarm	726.35	1,409.54
50151 Professional Services	178.96	697.04
50171 Taxes-other(property/licenses)	1,412.00	1,674.50
50191 Office Equipment - Misc.	193.51	215.09
50231 Office Telephone	294.38	863.13
50242 Service Charges	.00	(15.00)
General & Administrative	28,863.47	76,489.49
<b>Common Area Maintenance</b>		
51032 Contract - Trash	5,668.56	11,393.59
51051 Optional Lawn Service	925.00	1,645.00
51052 Contract - Lawn	11,175.00	14,275.00
51062 Contract - Tree Service	1,602.32	1,602.32
51115 Common Facilities Maintenance	.00	3,802.79
51116 Termite Treatment Clubhouses	.00	1,052.04
51132 Lighting	873.82	1,229.31

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 03/01/09 to 03/31/09

Description		Current Actual	Year-To-Date Actual
51142	Utilities	2,767.15	9,333.00
51152	Truck Maintenance/Golf Cart	19.07	440.27
51163	Right of Restoration	(1,255.00)	(1,255.00)
51172	Miscellaneous	.00	167.53
	Common Area Maintenance	<u>21,775.92</u>	<u>43,685.85</u>
Residential Maintenance			
52020	Roof Replacement (Total)	196,531.00	236,721.00
52043	Residential-Roof Repairs	700.00	900.00
	Residential Maintenance	<u>197,231.00</u>	<u>237,621.00</u>
Major Improvements/Repair			
53034	Tree Removal	6,973.43	14,226.47
53035	Common Area Lights	.00	118.28
53039	Clubhouse Roof Replacement	.00	52,445.00
53074	Contingency Fund	619.07	619.07
	Major Improvements/Repai	<u>7,592.50</u>	<u>67,408.82</u>
Reserves			
	Reserves	<u>.00</u>	<u>.00</u>
	TOTAL EXPENSES	255,462.89	425,205.16
	CURRENT YEAR NET INCOME/(LOSS)	(133,724.59)	(60,804.37)
		=====	=====

# May 2009

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

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



Phone: 913-888-4920

Fax: 913-888-6732

E-Mail:

[fourcolonies@kc.surewest.net](mailto:fourcolonies@kc.surewest.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