

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

THE CLARION

July 2009

President's Message

Join us at the Four Colonies Summer Fest on July 25, 2009. Dawn Harmon, our Social Committee Chair, has a fun day planned for our homeowners and their families. Any help you can give Dawn will be appreciated. Summer Fest details are included in this issue.

I think we have finally reached an arrangement for successful recycling. Trash Pros takes recyclables to Smurfit, a local transfer station, where items are sorted by hand and properly disbursed. A detailed list of recyclables provided to us by Smurfit is included in this issue of the Clarion.

Our last two composition roofs were installed during the week of June 22. This project was started in the year 2000. Three roofing companies were awarded contracts and all three companies provided us with quality workmanship. Thank you to Bordners Installation Group, Ronan's Roofing, and Kenneth R. Cox Company for their services. Our financial plan is to repay the roof loan with National Bank of Kansas City before the 10 year limit.

Each roof has a 5 year installation warranty and a 50 year material warranty. Some of the "new" roofs are no longer under installation warranty. This just means we will need to pay for repairs.

If you have not notified your homeowners' insurance carrier about your new roof, you should give them a call. You may be entitled to a premium refund. The composition roofs are more insurance friendly than the wood roofs.

Lindsey's Volunteer Project list is posted at the office and is enclosed in this issue. He seriously needs help keeping up with the demands of our grounds. If you can cut some volunteer trees, pick up litter in your area, plant sod, cut tree suckers, shovel dirt from sidewalks, or any of the other projects listed, call the number listed on the list. Any help you can give is appreciated.

The City of Lenexa publishes crime information on their web site, www.ci.lenexa.ks.us. Go to "Police", then to "Crime Mapping". Double click on our location on the city map to enlarge.

I can't emphasize enough the important part you, as the owner of our pools, play in keeping our pools safe and decent. If someone is breaking pool rules, common sense rules, or any laws (such as indecent conduct), call the office during office hours and 911 after hours, weekends, and holidays.

Jim Shields, President



Meeting Minutes

FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

June 15, 2009

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	

The Homeowner's Forum started at 6:45 p.m. There were four homeowners present. The following topics were discussed: mailboxes, roofing, erosion and gutters.

President Jim Shields called the Regular Board Meeting of June 15, 2009 to order at 7:05 p.m. A quorum was present.

Ms. Confer made the motion to accept the May 18, 2009 regular Board Meeting. Ms. Harmon seconded. The motion passed. **(Vote #1)**

COMMITTEE REPORTS:

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

Grounds- Mr. Lindsey reported that seed and sod work is being done. He talked about how important it is to keep gutters clean and to direct downspouts away from foundations. This is even more important now with all the rain.

Roof Report – We are still working to finalize the Roof Loan to get a set interest rate.

Common Area Facilities – Ms. Harmon informed the Board pool attendance is up.

Architectural Control – Mr. Crosley reported that the Architectural Control Committee had received four new requests and all were approved.

Paint Report - Mr. Shields reported painting was running behind because of all the rain.

Communications- There was no report.

Social – Ms. Harmon asked the Board to mark their calendars for July 25. This is the date set for the Summer Fest. There will be food, music, and games for the kids. Discussion followed.

Long Range Planning – There was no report.

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

Old Business- There was no old business.

New Business- There was no new business.

Ms. Arnott made the motion to adjourn, seconded by Mr. Karpinski. The meeting adjourned at 7:45 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									
Bennett, Alice	A									
Brooks, Bill	Y									
Confer, B. J.	Y									
Crosley, Larry	Y									
Harmon, Dawn	Y									
Karpinski, John	A									
Lindsey, Jim	Y									
Shields, Jim										

A = Abstain Y = Yes N = No
BOARD OF DIRECTORS VOTING RECORD
FOR THE June 15, 2009 MEETING

Four Colonies Homes Association
Balance Sheet
As of 05/31/09

Account #	Description	Fund Balance			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	79,636.30			79,636.30
10204	Nat'l BK of KC Operating M M	240,644.66			240,644.66
10206	Capitol Federal Street Reserve		116,261.73		116,261.73
12000	Unit Dues Receivable	47,770.38			47,770.38
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)
	TOTAL ASSETS	362,991.70	175,311.93	1,969,151.08	2,507,454.71
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
20510	Accrued Income Tax	1,412.00			1,412.00
21285	Accounts Payable Roof Loan	1,500,000.00			1,500,000.00
22250	Prepaid Homeowner Dues	22,659.39			22,659.39
22300	Clubhouse Deposits	1,450.00			1,450.00
	Subtotal Current Liab.	1,525,521.39	.00	.00	1,525,521.39
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)	(523,831.59)	.00	.00	(523,831.59)
	Subtotal Equity	981,933.32	.00	.00	981,933.32
	TOTAL LIABILITIES & EQUITY	2,507,454.71	.00	.00	2,507,454.71

Four Colonies Homes Association
Income/Expense Statement
Period: 05/01/09 to 05/31/09

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	76,179.05	379,899.47
33010 Reserves - Roof Replacement	24,426.24	122,131.20
33020 Roof Repair	833.33	4,166.65
33031 Gutter Repair	1,000.00	5,000.00
33040 Paint - Homes	16,666.67	83,333.35
33050 Paint/Roof - Garage	299.58	1,497.90
33060 Paint/Roof - Carport	606.75	3,033.75
33070 Light Credit	(591.75)	(2,958.75)
34000 Clubhouse Rentals	750.00	2,975.00
34010 Clarion	620.00	2,170.00
34020 Interest-Regular	323.30	1,903.82
34022 Major Improvements Interest	25.03	25.03
34030 Misc. Other	87.96	1,015.28
34045 Income Detex Cards	120.00	140.00
34050 Collection Income	.00	475.00
Subtotal Income	121,346.16	604,807.70
EXPENSES		
General & Administrative		
50010 Roof Loan Interest Payment	4,125.13	16,803.67
50011 Payroll	18,625.34	78,728.82
50021 Accounting Fees	79.95	399.75
50031 Annual Audit/Tax Prep	1,050.00	6,800.00
50040 Web Page Maintenance	.00	37.50
50051 Copier Expense	235.10	1,193.15
50061 Collection Expense (Del Due)	441.73	(560.58)
50071 Insurance	333.33	9,194.95
50081 Dues & Subscriptions	.00	70.00
50091 Legal	367.50	77.21
50101 Employee Relations/Education	.00	180.10
50111 Office Materials/Supplies	683.54	2,130.41
50112 Annual Meeting	659.86	2,169.04
50121 Clarion Newsletter	1,103.77	6,344.71
50131 Postage	.00	303.29
50141 Security Alarm	.00	1,409.54
50151 Professional Services	572.77	1,496.11
50171 Taxes-other(property/licenses)	.00	2,060.24
50191 Office Equipment - Misc.	.00	215.09
50231 Office Telephone	288.02	1,612.15
50242 Service Charges	.00	(15.00)
General & Administrative	28,566.04	130,650.15
Common Area Maintenance		
51032 Contract - Trash	5,700.04	22,808.49
51051 Optional Lawn Service	.00	1,645.00
51052 Contract - Lawn	11,955.00	36,030.00
51062 Contract - Tree Service	147.45	36,301.69
51092 Grounds Improvements	290.66	750.71

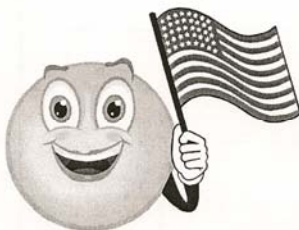
Four Colonies Homes Association
Income/Expense Statement
Period: 05/01/09 to 05/31/09

Description	Current Actual	Year-To-Date Actual
51094 Drainage	.00	1,500.00
51115 Common Facilities Maintenance	542.91	5,482.84
51116 Termite Treatment Clubhouses	.00	1,052.04
51122 Concrete Repair	.00	7,000.00
51132 Lighting	876.17	2,239.65
51142 Utilities	1,789.17	13,278.75
51152 Truck Maintenance/Golf Cart	219.57	1,058.46
51162 Tools/Equip/Supplies	202.24	425.89
51163 Right of Restoration	.00	(27.56)
51172 Miscellaneous	.00	275.43
Common Area Maintenance	21,723.21	129,821.39
Residential Maintenance		
52013 Paint Homes	48,630.00	67,830.00
52020 Roof Replacement (Total)	211,578.00	709,600.00
52033 Paint/Roof - Car	1,800.00	1,800.00
52043 Residential-Roof Repairs	225.00	1,400.00
Residential Maintenance	262,233.00	780,630.00
Major Improvements/Repair		
53034 Tree Removal	.00	16,461.47
53035 Common Area Lights	.00	17,806.28
53037 Erosion	205.93	205.93
53039 Clubhouse Roof Replacement	.00	52,445.00
53074 Contingency Fund	.00	619.07
Major Improvements/Repai	205.93	87,537.75
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	312,728.18	1,128,639.29
CURRENT YEAR NET INCOME/(LOSS)	(191,382.02)	(523,831.59)
	=====	=====

July 2009

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

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



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Fax: 913-888-6732

E-Mail:

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WEB SITE

www.fourcolonies.net

Four Colonies
Homes Association
(FCHA)

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Lenexa, KS 66215

Office Hours:

Monday-Friday 8am to 5pm