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# THE CLARION

August 2008

## President's Message

Everyday, I read about the uncertainty of our economy. Material costs are skyrocketing. The price of oil is so unpredictable that contractors are hesitant to bid in advance fearing they will get caught short. Four Colonies will be asking for bids on tree maintenance, street maintenance, lawn maintenance, trash service, and 2009 roof replacements. We know all these expenses will be increasing. The gossip in the commercial world is not encouraging. Hopefully, we can plan accordingly.

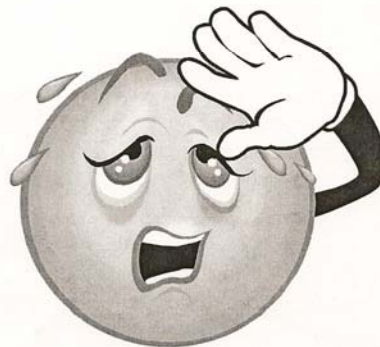
Preparation of the 2009 budget is in progress. The board of directors has approved a 3% dues increase for next year. We have no choice. This is our operating money. We have roof debt to repay. This board will try to maximize your dollar now and also set aside dollars for the future.

Thank you, Dawn Harmon for organizing the July neighborhood party. Our outdoor cooks were allowed to take a break this year because sandwiches were the entrée of the day. It was nice to be able to take a break from the heat and eat Planet Subs inside the clubhouse. The cookies were good, too!!!! Fisherman Bob and his band were entertaining, as usual.

The City of Lenexa is holding their 17<sup>th</sup> annual juried Lenexa Artists' Show Aug. 28 through Sept. 30. Lenexa artists who are at least 17 years old are invited to enter. Prizes will be awarded for Best of Show in the categories of painting/drawing, photography and 3-D art. Questions may be directed to Debbie O'Connor at Parks and Recreation, (913) 541-0209. I know some of our residents are wonderful artists and might be interested.

As I mentioned last month, pool attendance is good. We are publishing some photos this month from our recent party. The pool shots merit priority front page position. Additional photos of our party are also included in this issue.

Jim Shields, President



## Meeting Minutes

### FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

July 21, 2008

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

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The Homeowner's Forum started at 6:45 p.m. There were four homeowners present. The following topics were discussed: drainage, carport and garage roofs, and gutters.

President Jim Shields called the Regular Board Meeting of July 21, 2008 to order at 7:15 p.m. A quorum was present.

Ms. Confer made the motion to accept June 16, 2008, Regular Board Meeting minutes as written. Mr. Lindsey seconded and the motion passed. **(Vote #1)**

**COMMITTEE REPORTS:**

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

**Grounds**—Mr. Lindsey reported that drainage problems are being addressed along with a speeding problem.

**Roof Report**—Mr. Lindsey reported roofers are on schedule and, if possible, more roofs will be added to this year's schedule.

**Common Area Facilities**—There was no report.

**Architectural Control**—Mr. Crosley reported that the Architectural Control Committee received 14 new requests. Ten were approved, 1 was not approved and 3 were brought to the Board meeting for review.

**Paint Report**—Mr. Shields reported 50 homes have been painted.

**Communication**—The Board received a copy of an article Ms. Bennett is putting in the August Clarion. She plans to continue an FYI article for future Clarions.

**Social Report**—Ms. Harmon reported the Block Party went well. The Clubhouse was open so everyone could

eat inside and then enjoy the music outside. She thanked the Board members for their help.

**Long Range Planning**—Mr. Brooks reported that the committee had a meeting last week and a lot of good ideas were presented. Common area lights and erosion are still high priority items. Mr. Crosley reported on a meeting he and Mr. Brooks had with the city regarding Four Colonies' streets.

**Manager's Report**—The Board received copies of Ms. Powell's report. Discussion followed.

**Old Business**—Roofing carports and garages was discussed. The Board received copies of bids from Bordner Roofing and Cox Roofing. Discussion followed. Mr. Lindsey made the motion to accept Cox Roofing Company bid in the amount of \$142,188.00 for roofing carports and garage. The motion passed. **(Vote #2)**

**New Business**—The Board received copies of a bid from Epic Landscape for planting 17 trees along Quivira. Discussion followed. Mr. Lindsey made the motion to accept Epic Landscape bid in the amount of \$5930.30 to plant 17 trees along Quivira. The motion passed. **(Vote #3)**

The Board received copies of 3 Project Review Request. Discussion followed.

Mr. Crosley made the motion to approve the metal shade roof at 12573 West 82 Terrace. The motion did not pass. **(Vote #4)**

Mr. Crosley made the motion not to approve the lowering of a fence at 12001 West 82 Terrace. The motion did pass. **(Vote #5)**

The 2009 budget and painting were discussed. Mr. Crosley made the motion to approve a 3% dues increase for the year 2009. Ms. Confer seconded. The motion passed. **(Vote #6)**

Mr. Lindsey made the motion to paint homes in 2009 and to decide on the number of homes next month. Ms. Harmon seconded. The motion passed. **(Vote #7)**

Ms. Harmon made the motion to adjourn, seconded by Mr. Lindsey. The meeting adjourned at 9:55 p.m.

Respectfully Submitted By:

\_\_\_\_\_  
Dawn Harmon, Secretary

\_\_\_\_\_  
Approved On

Board Member	1	2	3	4	5	6	7	8	9	10	11	12
Bennett, Alice	A	Y	N	N	Y	Y	Y					
Brooks, Bill	Y	Y	N	N	Y	Y	Y					
Confer, B. J.	A	Y	Y	N	Y	Y	Y					
Crosley, Larry	Y	Y	Y	Y	Y	Y	Y					
Echols, Ann	Y	Y	N	Y	Y	Y	Y					
Harmon, Dawn	A	Y	Y	N	Y	Y	Y					
Karpinski, John	-	-	-	-	-	-	-					
Lindsey, Jim	Y	Y	Y	N	Y	Y	Y					
Shields, Jim												

A = Abstain Y = Yes N = No  
 BOARD OF DIRECTORS VOTING RECORD  
 FOR THE July 21, 2008 MEETING

**FOUR COLONIES**  
**GAME NIGHT**  
 Wednesday, August 13, 2008  
 7 p.m. Clubhouse 3

**FOUR COLONIES**  
**BOOK CLUB**  
 FIRST WEDNESDAY OF THE MONTH  
 CLUBHOUSE 3.  
 SOCIAL - 7:00 PM  
 7:30 PM - BOOK REVIEW

**MANAGER'S REPORT**

The cleanup after the damaging winds on June 4 continues. Tree limb hangers left by this storm are becoming more noticeable and Davey Tree is on call to remove as needed. Payment for this service will be expensed to the contingency fund.

Several trees have been removed. Some were dead and several Pines were showing more brown than green. The stumps from these trees are being removed also.

We will need to close Pool 4 (Adult Pool) for 48 hours this month to tear out the raised skimmers and install replacements. This involves concrete work. A definite time has not been determined.

Pending Board approval, Epic Landscape Productions will be planting screening trees along Quivira. Grounds chair will be expensing \$6,000 from the 2008 budget to accommodate this project. The plan is to expense some of the grounds improvement budget to this project each year until Quivira is planted between 79<sup>th</sup> and 83<sup>rd</sup> streets. Trees recommended by Epic to be planted are Spruce, Red Bud and River Birch.

Roofing is on schedule. All homeowners receiving composition roofs this year have been notified of their approximate installation date.

**Four Colonies Homes Association**  
 Balance Sheet  
 As of 06/30/08

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	207,384.25			207,384.25
10202	National Bank of KC Street		119,227.10		119,227.10
10203	National Bank of KC Major Impr		117,884.33		117,884.33
10204	Nat'l BK of KC Operating M M	230,136.48			230,136.48
12000	Unit Dues Receivable	40,641.76			40,641.76
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)
	<b>TOTAL ASSETS</b>	<b>473,768.81</b>	<b>237,111.43</b>	<b>1,997,776.08</b>	<b>2,708,656.32</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
21285	Accounts Payable Roof Loan	337,480.34			337,480.34
22250	Prepaid Homeowner Dues	28,328.35			28,328.35
22300	Clubhouse Deposits	1,800.00			1,800.00
	<b>Subtotal Current Liab.</b>	<b>367,608.69</b>	<b>.00</b>	<b>.00</b>	<b>367,608.69</b>
<b>RESERVES:</b>					
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>EQUITY:</b>					
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	1,073,937.42			1,073,937.42
	Current Year Net Income/(Loss)	(256,143.11)	.00	.00	(256,143.11)
	<b>Subtotal Equity</b>	<b>2,341,047.63</b>	<b>.00</b>	<b>.00</b>	<b>2,341,047.63</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,708,656.32</b>	<b>.00</b>	<b>.00</b>	<b>2,708,656.32</b>

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 06/01/08 to 06/30/08

Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>		
33000 Administrative & Common Area	72,289.71	432,826.09
33010 Reserves - Roof Replacement	16,052.25	96,313.50
33012 Reserve - Supplement Roof Fun	4,166.67	25,000.02
33020 Roof Repair	1,666.67	10,000.02
33030 Gutters	2,720.83	16,324.98
33031 Gutter Repair	500.00	3,000.00
33040 Paint - Homes	18,482.92	110,897.52
33050 Paint/Roof - Garage	299.58	1,797.48
33060 Paint/Roof - Carport	606.75	3,640.50
33070 Light Credit	(491.00)	(2,946.00)
34000 Clubhouse Rentals	300.00	3,650.00
34010 Clarion	425.00	2,250.00
34020 Interest-Regular	910.60	7,970.94
34030 Misc. Other	1,130.82	4,157.39
34040 Misc. Owner Income	15.00	30.00
34045 Income Detex Cards	360.00	610.00
34050 Collection Income	250.00	550.00
Subtotal Income	119,685.80	716,072.44
<b>EXPENSES</b>		
<b>General &amp; Administrative</b>		
50010 Roof Loan Payment	817.73	1,639.41
50011 Payroll	14,415.57	94,643.52
50021 Accounting Fees	79.95	479.70
50031 Annual Audit/Tax Prep	.00	7,000.00
50040 Web Page Maintenance	25.00	193.50
50041 Computer	.00	602.62
50051 Copier Expense	222.71	1,400.99
50061 Collection Expense	2,279.71	4,468.39
50071 Insurance	5,780.00	13,391.68
50081 Dues & Subscriptions	.00	70.00
50091 Legal	.00	1,244.72
50101 Employee Relations/Education	.00	134.91
50111 Office Materials/Supplies	510.61	1,409.00
50112 Annual Meeting	.00	1,776.95
50121 Clarion Newsletter	1,185.99	6,018.77
50131 Postage	42.19	397.84
50141 Security Alarm	655.90	1,967.70
50151 Professional Services	102.87	804.79
50161 Taxes (corporate income)	728.00	728.00
50171 Taxes-other(property/licenses)	.00	3,937.95
50191 Office Equipment - Misc.	.00	46.70
50231 Office Telephone	277.72	1,669.14
50241 Miscellaneous	39.00	51.58
50242 Service Charges	15.00	15.00
General & Administrative	27,177.95	144,092.86
<b>Common Area Maintenance</b>		

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 06/01/08 to 06/30/08

Description	Current Actual	Year-To-Date Actual
51012 Clubhouse Cleaning	.00	(125.00)
51032 Contract - Trash	6,281.57	30,246.57
51042 Contract - Pool	4,467.79	7,453.42
51043 Detex System (Pools)	.00	978.48
51052 Contract - Lawn	25,349.00	53,889.00
51062 Contract - Tree Service	2,615.54	33,252.56
51072 Snow Removal/Chemicals	.00	1,560.00
51082 Pool Maintenance/Improvements	919.40	2,464.60
51092 Grounds Improvements	1,696.70	5,724.00
51094 Drainage	4,250.00	4,422.71
51102 Buildings Improvements	250.00	8,796.67
51103 Clubhouse/Pool Furniture	3,267.69	3,267.69
51115 Common Facilities Maintenance	3,615.70	4,325.30
51116 Termite Treatment Clubhouses	.00	1,048.38
51122 Concrete Repair	.00	3,530.00
51132 Lighting	125.09	492.48
51142 Utilities	2,515.36	16,078.09
51152 Truck Maintenance/Golf Cart	515.27	2,463.66
51162 Tools/Equip/Supplies	105.08	1,013.97
51172 Miscellaneous	200.00	578.65
Common Area Maintenance	56,174.19	181,461.23
Residential Maintenance		
52013 Paint Homes	31,350.00	78,750.00
52020 Roof Replacement (Total)	96,625.00	509,900.00
52023 Paint/Roof - Garage	.00	1,800.00
52033 Paint/Roof - Car	1,050.00	1,050.00
52043 Residential-Roof Repairs	625.00	4,400.00
52053 Gutter -Repairs	53.09	3,029.59
Residential Maintenance	129,703.09	598,929.59
Major Improvements/Repair		
53014 Sealcoating	36,074.00	36,074.00
53034 Tree Removal	.00	1,190.00
53037 Erosion	467.84	467.84
53074 Contingency Fund	4,315.00	5,165.00
53096 Furniture Clubhouse #3	3,357.66	4,835.03
Major Improvements/Repai	44,214.50	47,731.87
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	257,269.73	972,215.55
CURRENT YEAR NET INCOME/(LOSS)	(137,583.93)	(256,143.11)
	=====	=====

# August 2008

SUN	MON	TUE	WED	THU	FRI	SAT
					1 Breakfast Le-Peep's 9:00 am	2
3	4	5  Book Exchange CH2 3pm to 5pm Tennis TC3 7pm	6  BOOK CLUB 7PM CH3	7	8 Breakfast Le-Peep's 9:00 am	9
10	11	12 Book Exchange CH2 3pm to 5pm Tennis TC3	13 GAME NIGHT 7:00 PM CH3	14	15 Breakfast Le-Peep's 9:00 am	16
17	18 REGULAR BOD MEETING 7PM CH3	19 Book Exchange CH2 3pm to 5pm Tennis TC3 NO BUNKO	20	21 Clarion Deadline	22 Breakfast Le-Peep's 9:00 am	23
24	25	26 Book Exchange CH2 3pm to 5pm Tennis TC3 7pm	27	28	29 Breakfast Le-Peep's 9:00 am	30 RENTAL CH 1 RENTAL CH 3
31						



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WEB SITE

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