

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

# THE CLARION

August 2009

## President's Message

Believe it or not, I sometimes run out of things to talk about so I am devoting the next 3 issues to sharing interpretation of a few of the Four Colonies Homes Association Covenants, Conditions, and Restrictions and Bylaws that are discussed routinely.

Covenants, Conditions and Restrictions: Article VIII, General Restrictions; Section 4 Fences

"No fences or enclosures of any type or nature whatsoever shall ever be constructed, erected, placed or maintained on or about any building site within Colony One (wherever appearing in the Articles, the Declaration or these Bylaws shall mean and refer equally to Colonies One, Two, Three, and Four (Adopted: September 18, 1989) except such fences or enclosures as may be authorized by the Committee (Architectural). No truck, trailer, boat, equipment or machinery or cars not in daily use shall ever be parked, located or otherwise maintained on any building site, parking area or street in Colony One. Automobiles shall be parked only in designated parking areas and subject to the provisions of Article II hereof. No external television or radio antenna shall hereafter be erected on or about any of the building sites or property within Colony One except, with the written approval of the Committee (Architectural), one or more television antenna towers may be erected for the benefit and use of all or part of the residents of Colony One. No clotheslines or clothes hangers may be constructed or used unless completely concealed within patio areas".

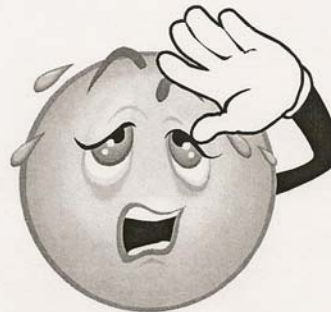
This is a multi purpose paragraph.

Interpretation is:

1. Fences, enclosures, antennas (satellite dishes), cannot be erected or placed on Four Colonies property without permission.
2. No clotheslines or clothes hangers may be used unless hidden.
3. No commercial trucks can be parked overnight on Four Colonies property.
4. No trailers can be parked on Four Colonies property.
5. Automobiles must be used on a regular basis.

If you do not have a complete copy of our governing documents, you can download one from our website [fourcolonies.net](http://fourcolonies.net).

Jim Shields, President



## Meeting Minutes

### FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

July 20, 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	

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The Homeowner's Forum started at 6:45 p.m. There were six homeowners present. The following topics were discussed: grass, erosion, and the budget.

President Jim Shields called the Regular Board Meeting of July 20, 2009 to order at 7:10 p.m. A quorum was present.

Mr. Crosley made the motion to accept June 15, 2009, Regular Board Meeting minutes as written. Ms. Confer seconded and the motion passed. **(Vote #1)**

#### COMMITTEE REPORTS:

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

**Grounds-** Mr. Lindsey reported the grounds committee volunteers were laying sod. Seeding will be done in the fall.

**Roof Report -** Mr. Lindsey reported all the composition roofs are completed and the loan is finalized.

**Common Area Facilities -** Ms. Harmon informed the Board pool attendance is up this year.

**Architectural Control -** Mr. Crosley reported that the Architectural Control Committee had received 6 new requests and approved 5. One will be discussed at this meeting under New Business.

**Paint Report -** Mr. Shields reported painting is going well.

**Communications-** There was no report.

**Social -** Ms. Harmon informed the Board plans for the Summer Fest were being finalized and she asks the Board for help.

**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-** Ms. Powell informed the Board that the cost for printing a page in the Clarion has gone up and this necessitates a need to change the ad prices. Discussion followed. Ms. Bennett made the motion to change the ad pricing as follows: inserts and full page ads - \$60.00, 1/2 page ads - \$30.00, 1/4 page - \$25.00, and business cards - \$15.00. Mr. Crosley seconded. The motion passed. **(Vote #2)**

Mr. Crosley reported that Architectural Control approval was not obtained for the patio cover and fence paint at 12521 West 82 Terrace. Discussion followed. Mr. Crosley made the motion to send the homeowner a certified letter. Mr. Lindsey seconded. The motion passed. **(Vote #3)**

The Board discussed parking problems. A committee was formed to look into possible solutions.

The Board discussed complaints about speeding on 82 Terrace. It was decided to price a speed bump and check in to other options.

The Board discussed complaints about running a business out of the home. A letter will be sent to the homeowner concerning this problem.

The Board received copies of a bid from Arbor Masters to treat 5 Magnolia trees and 7 Junipers. Discussion followed. Mr. Lindsey made the motion to accept Arbor Masters Tree & Landscape bid in the amount of \$655.00 to treat 5 Magnolia Trees and 7 Junipers. The motion passed. **(Vote #4)**

Ms. Arnott made the motion to adjourn, seconded by Mr. Crosley. The meeting adjourned at 8:15 p.m.

Respectfully Submitted By:

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

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

**Four Colonies Homes Association**  
**Balance Sheet**  
**As of 06/30/09**

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	121,626.15			121,626.15
10204	Nat'l BK of KC Operating M M	240,644.66			240,644.66
12000	Unit Dues Receivable	45,536.14			45,536.14
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>402,747.31</b>	<b>59,050.20</b>	<b>1,969,151.08</b>	<b>2,430,948.59</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	1,500,000.00			1,500,000.00
22250	Prepaid Homeowner Dues	23,874.12			23,874.12
22300	Clubhouse Deposits	800.00			800.00
	<b>Subtotal Current Liab.</b>	<b>1,526,086.12</b>	<b>.00</b>	<b>.00</b>	<b>1,526,086.12</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	(17,488.41)			(17,488.41)
	Current Year Net Income/(Loss)	(600,902.44)	.00	.00	(600,902.44)
	<b>Subtotal Equity</b>	<b>904,862.47</b>	<b>.00</b>	<b>.00</b>	<b>904,862.47</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,430,948.59</b>	<b>.00</b>	<b>.00</b>	<b>2,430,948.59</b>



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

A = Abstain Y = Yes N = No  
 BOARD OF DIRECTORS VOTING RECORD  
 FOR THE July 20, 2009 MEETING

**FOUR COLONIES BOOK CLUB**  
**CLUBHOUSE 3—7:00 PM**  
**SEPTEMBER 2, 2009**

At the September meeting we will select books to be discussed for the coming year. We have had very invigorating discussions about books we didn't even want to read, but found the challenge good for us.

We will choose a biography, a classic, a historical novel and a mystery, plus other favorites.

For more information,  
 call LuWayne Younghans  
 at 492-7139

**MANAGER'S REPORT**

Harold and Alan have been busy spraying for weeds, picking up downed branches, cutting suckers, trimming bushes, etc. (general grounds maintenance).

They have also completed two drainage/erosion repairs. A deep French drain was installed between 12401 and 12403 W. 82<sup>nd</sup> Terrace. The area between 8026 and 8024 Monrovia was covered with river rock to relieve the constant mud and bare ground situation here.

I will be taking a six week minimum medical leave of absence (back surgery) starting July 31, 2009. Joan and I have been preparing for this and will have time sensitive projects completed before I leave. We have installed remote access computer software which will allow me to work from home temporarily. During my absence, I will be communicating with our staff regularly.

The 2009 budget is extremely tight this year as we begin paying principal and interest on the \$1,500,000 roof loan with National Bank of Kansas City. 100% of your entire 3% increase in dues for the last two years has been applied to the roofing expenses. The reroofing of Four Colonies between the years 2000 and 2009 cost a total of \$4,261,674. This is an average of \$357.19 per square. \$2,761,674 was paid with your assessment money.

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 06/01/09 to 06/30/09

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	76,312.18	456,211.65
33010 Reserves - Roof Replacement	24,426.24	146,557.44
33020 Roof Repair	833.33	4,999.98
33031 Gutter Repair	1,000.00	6,000.00
33040 Paint - Homes	16,666.67	100,000.02
33050 Paint/Roof - Garage	299.58	1,797.48
33060 Paint/Roof - Carport	606.75	3,640.50
33070 Light Credit	(591.75)	(3,550.50)
34000 Clubhouse Rentals	75.00	3,050.00
34010 Clarion	415.00	2,585.00
34020 Interest-Regular	.00	1,903.82
34022 Major Improvements Interest	.00	25.03
34023 Restricted Interest - Streets	579.44	579.44
34030 Misc. Other	3,191.98	4,207.26
34045 Income Detex Cards	350.00	490.00
34050 Collection Income	50.00	525.00
Subtotal Income	124,214.42	729,022.12
EXPENSES		
General & Administrative		
50010 Roof Loan Interest Payment	4,197.92	21,001.59
50011 Payroll	18,809.30	97,538.12
50021 Accounting Fees	79.95	479.70
50031 Annual Audit/Tax Prep	.00	6,800.00
50040 Web Page Maintenance	50.00	87.50
50051 Copier Expense	234.93	1,428.08
50061 Collection Expense (Del Due)	685.61	125.03
50071 Insurance	6,106.33	15,301.28
50081 Dues & Subscriptions	.00	70.00
50091 Legal	2,520.00	2,597.21
50101 Employee Relations/Education	.00	180.10
50111 Office Materials/Supplies	368.83	2,499.24
50112 Annual Meeting	.00	2,169.04
50121 Clarion Newsletter	1,601.70	7,946.41
50131 Postage	46.00	349.29
50141 Security Alarm	683.19	2,092.73
50151 Professional Services	190.88	1,686.99
50171 Taxes-other(property/licenses)	.00	2,060.24
50191 Office Equipment - Misc.	.00	215.09
50231 Office Telephone	155.06	1,767.21
50242 Service Charges	.00	(15.00)
General & Administrative	35,729.70	166,379.85
Common Area Maintenance		
51032 Contract - Trash	6,961.49	29,769.98
51042 Contract - Pool	5,027.76	5,027.76
51051 Optional Lawn Service	.00	1,645.00
51052 Contract - Lawn	15,950.00	51,980.00

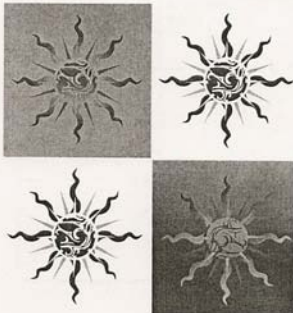
**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 06/01/09 to 06/30/09

Description	Current Actual	Year-To-Date Actual
51062 Contract - Tree Service	2,404.64	38,706.33
51082 Pool Maintenance/Improvements	12,655.47	12,655.47
51092 Grounds Improvements	138.04	888.75
51094 Drainage	176.21	1,676.21
51115 Common Facilities Maintenance	151.24	5,634.08
51116 Termite Treatment Clubhouses	.00	1,052.04
51122 Concrete Repair	.00	7,000.00
51132 Lighting	11.63	2,251.28
51142 Utilities	2,748.39	16,027.14
51152 Truck Maintenance/Golf Cart	174.92	1,233.38
51162 Tools/Equip/Supplies	.00	425.89
51163 Right of Restoration	.00	(27.56)
51172 Miscellaneous	133.78	409.21
Common Area Maintenance	46,533.57	176,354.96
<b>Residential Maintenance</b>		
52013 Paint Homes	11,015.00	78,845.00
52020 Roof Replacement (Total)	94,616.00	804,216.00
52033 Paint/Roof - Car	.00	1,800.00
52043 Residential-Roof Repairs	.00	1,400.00
Residential Maintenance	105,631.00	886,261.00
<b>Major Improvements/Repair</b>		
53014 Sealcoating	13,391.00	13,391.00
53034 Tree Removal	.00	16,461.47
53035 Common Area Lights	.00	17,806.28
53037 Erosion	.00	205.93
53039 Clubhouse Roof Replacement	.00	52,445.00
53074 Contingency Fund	.00	619.07
Major Improvements/Repai	13,391.00	100,928.75
<b>Reserves</b>		
Reserves	.00	.00
<b>TOTAL EXPENSES</b>	201,285.27	1,329,924.56
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	(77,070.85)	(600,902.44)
	=====	=====

# August 2009

SUN	MON	TUE	WED	THU	FRI	SAT
						1 Rental CH1
2	3	4	5 BOOK CLUB 7PM CH3 	6	7 Breakfast <b>LE PEEP'S</b> 9:00 am	8
9	10	11	12	13	14 Breakfast <b>LE PEEP'S</b> 9:00 am	15
16	17 REGULAR BOD MEETING 7PM CH3	18 BUNKO	19	20 Clarion Deadline	21 Breakfast <b>LE PEEP'S</b> 9:00 am	22 Rental CH1
23	24	25	26	27	28 Breakfast <b>LE PEEP'S</b> 9:00 am	29 Rental CH3
30	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