

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

THE CLARION

September 2008

President's Message

I want to welcome staff member, Harold Seldomridge, back after his recent heart attack. Harold has made a remarkable recovery but will remain on light duty until he gets full approval from his doctor to resume his usual work routine. We have an extensive list of light chores for him to accomplish which has been approved by his doctor.

Pool 3 will remain open thru September 14, 2008. All other pools will close at 10:00 P.M. Labor day. We have had a good pool season this year. Thank you, pool attendants, Alex and Bennett Golubski, for keeping the pools and pool bathrooms clean and well maintained this year. Thank you, homeowners, for respecting the rules.

Plans: (For your information)

1. We are trying to escalate the roofing schedule by moving up some of the 2009 scheduled roofs this fall. Prices are increasing monthly so we want to take advantage of the lowest prices possible.
2. We will increase our allotted erosion repair budget for next year and plan to vigorously tackle some of the damaged areas. (2009)
3. We will fill street cracks and sealcoat the streets which were last resurfaced in 2005. (2009)
4. Finish reroofing. (2009)

I am asking all homeowners to check around their foundations for volunteer trees.

These should be removed. They are thriving this year because of the extra rain this summer. If the trees are allowed to grow, they could do damage to your foundation. The rain has also made our regular trees grow. If you have private trees, it is probably time to trim them also. Four Colonies has one third of the common area trees trimmed each year. This routine maintenance helps lessen storm damage.

We have had several questions recently concerning Tennis Court 3 lights. **The tennis court lights are controlled by a timer and can be turned on between 7:00 PM and 10 PM only. They stay on for 30 minutes and must be reset again after that.**

Jim Shields,
President



Meeting Minutes

FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

August 18, 2008

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: Dawn Harmon	

The Homeowner's Forum started at 6:45 p.m. There were four homeowners present. The following topics were discussed: drainage problems, weeds, and discussion about pictures of various common area conditions.

President Jim Shields called the Regular Board Meeting of August 18, 2008 to order at 7:30 p.m. A quorum was present.

Ms. Confer made the motion to accept July 21, 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 cutting of voluntary trees continues. The decision to mow is made each week based upon need. Work on erosion problems continues.

Alice Bennett reported on landscaping for 2 islands, Pool 2, and Tennis Court 2.

Roof Report—Mr. Lindsey reported roofing of homes and carports/garages continue. The carport/garage roofs would be finished by the end of August.

Common Area Facilities—There was no report.

Architectural Control—Mr. Crosley reported that the Architectural Control Committee had received 6 new requests and all were approved.

Paint Report—Mr. Shields reported painting continues with 61 homes completed as of the meeting.

Communication—Ms. Bennett is working on an article for the October Clarion concerning dues.

Social Report—There was no report.

Long Range Planning—Mr. Brooks reported that a meeting is planned for September.

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

Old Business—There was no old business.

New Business—The Board received copies of a bid from McGill Construction for sidewalk removal in 2 places and a handicap ramp for Pool 2. Discussion followed. Mr. Lindsey made the motion to accept McGill Construction bid in the amount of \$1,930.00 to remove 2 sidewalks and install a handicap ramp. The motion passed. **(Vote #2)**

The Board received copies of a bid from McGill Construction to trench ground and bury conduit for electric lines to common area light. Discussion followed. Mr. Lindsey made the motion to accept McGill Construction bid in the amount of \$2,000.00 to complete a trench and bury conduit for electrical lines. The motion passed. **(Vote #3)**

The Board discussed adding additional roofs to the 2008 schedule. Mr. Lindsey made the motion to add 58 addresses to the 2008 roofing schedule in an amount not to exceed \$376,000.00. The motion passed. **(Vote #4)**

Pool closings were discussed. Pool 1, Pool 2 and Pool 4 will close September 1, 2008 at 10:00 PM. Mr. Lindsey made the motion to keep Pool 3 open though September 14, 2008. Ms. Echols seconded. The motion passed. **(Vote #5)**

Ms. Lindsey made the motion to adjourn, seconded by Ms Echols. The meeting adjourned at 9:15 p.m.

An executive session followed.

Respectfully Submitted By:

Dawn Harmon, Secretary

Approved On

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

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE August 18, 2008 MEETING

FOUR COLONIES
GAME NIGHT
 Wednesday, September 10, 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

Budget preparation continues. Bid requests were mailed to contractors (tree, lawn, trash). Committee chairs have been asked to look at future needs and submit budget requests accordingly. I met with Mark Dulle from Cox Roofing to plan order of roofing detached carports and garages. All owners have been notified. Roofing will be done between August 11, 2008 and August 29, 2008.

The drainage issues at 8034 Colony Lane are being addressed. Alan has been cutting volunteer trees and small dead trees while chasing everywhere to keep up with the daily responsibilities while Harold is recovering from his recent medical crisis. Harold is back at work but on limited duty.

We have asked Bordner roofing to submit bids for multifamily buildings scheduled for roof replacement in 2009. We hope to move these reroofings to this year in order to save roofing dollars. Unfortunately, the rates we contracted at in 2008 have increased and continue to increase monthly. Products affected are asphalt and metal roofing materials, underlayment, fasteners, metal and aluminum accessories, sealants and ventilation, not to mention fuel and transportation costs.

Four Colonies Homes Association
Balance Sheet
As of 07/31/08

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	143,734.88			143,734.88
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	231,078.53			231,078.53
12000	Unit Dues Receivable	39,822.42			39,822.42
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	410,242.15	237,111.43	1,997,776.08	2,645,129.66
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
21285	Accounts Payable Roof Loan	413,886.42			413,886.42
22250	Prepaid Homeowner Dues	28,915.86			28,915.86
22300	Clubhouse Deposits	2,300.00			2,300.00
	Subtotal Current Liab.	445,102.28	.00	.00	445,102.28
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	1,073,937.42			1,073,937.42
	Current Year Net Income/(Loss)	(397,163.36)	.00	.00	(397,163.36)
	Subtotal Equity	2,200,027.38	.00	.00	2,200,027.38
	TOTAL LIABILITIES & EQUITY	2,645,129.66	.00	.00	2,645,129.66

Four Colonies Homes Association
Income/Expense Statement
Period: 07/01/08 to 07/31/08

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	72,289.71	505,115.80
33010 Reserves - Roof Replacement	16,052.25	112,365.75
33012 Reserve - Supplement Roof Fun	4,166.67	29,166.69
33020 Roof Repair	1,666.67	11,666.69
33030 Gutters	2,720.83	19,045.81
33031 Gutter Repair	500.00	3,500.00
33040 Paint - Homes	18,482.92	129,380.44
33050 Paint/Roof - Garage	299.58	2,097.06
33060 Paint/Roof - Carport	606.75	4,247.25
33070 Light Credit	(491.00)	(3,437.00)
34000 Clubhouse Rentals	600.00	4,250.00
34010 Clarion	165.00	2,415.00
34020 Interest-Regular	942.05	8,912.99
34030 Misc. Other	686.31	4,843.70
34035 Misc. Garage Sale	(197.55)	(197.55)
34040 Misc. Owner Income	.00	30.00
34045 Income Detex Cards	250.00	860.00
34050 Collection Income	100.00	650.00
Subtotal Income	118,840.19	834,912.63
EXPENSES		
General & Administrative		
50010 Roof Loan Payment	1,672.59	3,312.00
50011 Payroll	19,612.15	114,255.67
50021 Accounting Fees	79.95	559.65
50031 Annual Audit/Tax Prep	.00	7,000.00
50040 Web Page Maintenance	169.40	362.90
50041 Computer	268.81	871.43
50051 Copier Expense	296.93	1,697.92
50061 Collection Expense	(660.84)	3,807.55
50071 Insurance	5,161.25	18,552.93
50081 Dues & Subscriptions	40.00	110.00
50091 Legal	.00	1,244.72
50101 Employee Relations/Education	.00	134.91
50111 Office Materials/Supplies	142.10	1,551.10
50112 Annual Meeting	.00	1,776.95
50121 Clarion Newsletter	861.13	6,879.90
50131 Postage	5.32	403.16
50141 Security Alarm	.00	1,967.70
50151 Professional Services	186.35	991.14
50161 Taxes (corporate income)	.00	728.00
50171 Taxes-other(property/licenses)	.00	3,937.95
50191 Office Equipment - Misc.	.00	46.70
50231 Office Telephone	278.20	1,947.34
50241 Miscellaneous	(39.00)	12.58
50242 Service Charges	(15.00)	.00
General & Administrative	28,059.34	172,152.20

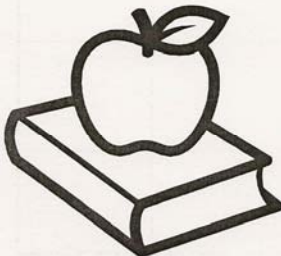
Four Colonies Homes Association
Income/Expense Statement
Period: 07/01/08 to 07/31/08

Description	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51012 Clubhouse Cleaning	.00	(125.00)
51032 Contract - Trash	5,959.86	36,206.43
51042 Contract - Pool	4,193.56	11,646.98
51043 Detex System (Pools)	.00	978.48
51052 Contract - Lawn	11,795.00	65,684.00
51062 Contract - Tree Service	.00	33,252.56
51072 Snow Removal/Chemicals	.00	1,560.00
51082 Pool Maintenance/Improvements	.00	2,464.60
51092 Grounds Improvements	.00	5,724.00
51094 Drainage	.00	4,422.71
51095 Public Relations	1,112.81	1,112.81
51102 Buildings Improvements	244.15	9,040.82
51103 Clubhouse/Pool Furniture	.00	3,267.69
51115 Common Facilities Maintenance	664.50	4,989.80
51116 Termite Treatment Clubhouses	.00	1,048.38
51122 Concrete Repair	1,835.50	5,365.50
51132 Lighting	1,350.72	1,843.20
51142 Utilities	5,326.91	21,405.00
51152 Truck Maintenance/Golf Cart	437.50	2,901.16
51162 Tools/Equip/Supplies	71.73	1,085.70
51172 Miscellaneous	161.18	739.83
Common Area Maintenance	33,153.42	214,614.65
Residential Maintenance		
52013 Paint Homes	44,800.00	123,550.00
52020 Roof Replacement (Total)	144,919.00	654,819.00
52023 Paint/Roof - Garage	.00	1,800.00
52033 Paint/Roof - Car	.00	1,050.00
52043 Residential-Roof Repairs	857.50	5,257.50
52053 Gutter -Repairs	.00	3,029.59
Residential Maintenance	190,576.50	789,506.09
Major Improvements/Repair		
53014 Sealcoating	2,260.00	38,334.00
53034 Tree Removal	900.00	2,090.00
53037 Erosion	1,125.00	1,592.84
53074 Contingency Fund	3,786.18	8,951.18
53096 Furniture Clubhouse #3	.00	4,835.03
Major Improvements/Repai	8,071.18	55,803.05
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	259,860.44	1,232,075.99
CURRENT YEAR NET INCOME/(LOSS)	(141,020.25)	(397,163.36)
	=====	=====

September 2008

SUN	MON	TUE	WED	THU	FRI	SAT
	1 <i>Labor Day</i> OFFICE CLOSED	2 Tennis TC3 7pm RENTAL CH 1	3  BOOK CLUB 7PM CH3	4	5 Breakfast Lo Peep's 9:00 am	6 RENTAL CH 1 RENTAL CH 3
7	8	9 Tennis TC3 7pm	10 GAME NIGHT 7:00 PM CH3	11	12 Breakfast Lo Peep's 9:00 am	13 RENTAL CH 1 RENTAL CH 3
14	15 REGULAR BOD MEETING 7PM CH3	16 Tennis TC3 7pm BUNKO	17	18 <i>Clarion</i> Deadline	19 Breakfast Lo Peep's 9:00 am	20 RENTAL CH 3
21	22	23 Tennis TC3 7pm RENTAL CH 1	24	25	26 Breakfast Lo Peep's 9:00 am	27 RENTAL CH 3
28	29	30 Tennis TC3 7pm				

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



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WEB SITE

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(FCHA)*

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Monday—Friday 8am to 5pm