

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

# THE CLARION

September 2009

## President's Message

Quoted from the Four Colonies Homes Association Revised Bylaws dated November 4, 1998:

### Article VI Maintenance

b. In the absence of misconduct or negligence on its own part, the Association will not be held responsible for the costs of any maintenance to any Lot suffering damage attributable to

1. pests such as termites or carpenter ants;
2. fire; or
3. adverse weather conditions such as flood, tornado, high winds or hail, except that should an adverse weather condition result in such damage that the Board of Directors recognize it to have been a catastrophe, then the Association may, at its discretion, reimburse each homeowner all or a part of the deductible portion of his/her homeowners' insurance claim amount. The amount, if any, of the deductible reimbursed shall be determined by the Board of Directors on an occurrence basis. (Amended: June 1, 1992)

The Association does not carry any insurance on the individual houses. As a homeowner in Four Colonies, you should be aware that insurance agents sometimes get our community confused with condominium communities and will sell you condominium insurance which only covers the drywall inward, ceiling downward, and from the subfloor up. Condominium insurance does not cover the foundation, frame, roof, electrical, masonry, etc.

Four Colonies homeowners own his or her lot and the living unit it sits on plus an easement to the common areas. The Association owns the common area real estate. As a homeowner, you are a member of the Association.

It never hurts to read your homeowners' insurance

policy or ask your agent if you are fully covered. While you are at it, be sure your agent knows you have a composition roof. Composition shingles are preferred over wood roofs.

Jim Shields, President

### Dear Homeowners,

**Thank you all for your generous support during my recent recovery from spinal fusion surgery. Receiving your "Get Well" cards was a highlight of my days at home. I am grateful for your concern.**

**Recovery is progressing very well. My doctor has given me permission to return to the office Monday, August 24 for half day sessions.**

**Thank you again.  
Becky Powell**



## Meeting Minutes

### FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

**August 17, 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: Becky Powell	

\*\*\*\*\*

The Homeowner's Forum started at 6:45 p.m. There were three homeowners present. The following topics were discussed: erosion and mowing.

President Jim Shields called the Regular Board Meeting of August 17, 2009 to order at 7:10 p.m. A quorum was present.

Mr. Crosley made the motion to accept July 20, 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. Mr. Karpinski informed the Board conserving cash outlays for the next couple months was necessary. The Board needs to watch spending and not go over budget. Discussion followed.

**Grounds-** Mr. Lindsey reported fertilizer and grub control was applied last week and broad leaf weed killer would be applied next. The mowing schedule is every other week now. Top soil and seed will be the fall project.

**Roof Report -** There was no report.

**Common Area Facilities -** Ms. Harmon informed the Board all pools will close September 8, 2009. Discussion followed.

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

Mr. Crosley informed the Board that a letter was sent to 12521 W. 82 Terrace requesting the homeowner paint the fence and change the patio cover to meet Architectural Control approval. The work has not been

done. Discussion followed. Mr. Crosley made the motion to invoke right of restoration at 12521 W. 82 Terrace to paint the fence and change the patio cover. Mr. Karpinski seconded. The motion passed **(Vote #2)**

**Paint Report -** Ms. Arnott reported that painting was 80% complete.

**Communications-** There was no report.

**Social -** Ms. Harmon reported on the summer fest party. The turn out was poor and she suggested dispensing with social functions.

**Manager's Report -** There was no report.

**Old Business-** Speed control at 11904 W. 82 Terrace was tabled because the situation seems to have gotten better.

**New Business-** The Board received copies of bids to replace the air conditioner and furnace at Clubhouse One. Discussion followed. The decision was made to postpone this work until later in the year.

Ms. Arnott made the motion to adjourn, seconded by Mr. Crosley. The meeting adjourned at 8:30 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	Y								
Bennett, Alice	Y	Y								
Brooks, Bill	Y	Y								
Confer, B. J.	Y	Y								
Crosley, Larry	Y	Y								
Harmon, Dawn	Y	Y								
Karpinski, John	Y	Y								
Lindsey, Jim	Y	Y								
Shields, Jim										

A = Abstain Y = Yes N = No  
BOARD OF DIRECTORS VOTING RECORD  
FOR THE August 17, 2009 MEETING

**Four Colonies Homes Association**  
**Balance Sheet**  
**As of 07/31/09**

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
<b>ASSETS</b>					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	88,955.33			88,955.33
10204	Nat'l BK of KC Operating M M	241,164.01			241,164.01
12000	Unit Dues Receivable	44,036.98			44,036.98
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		59,374.22		59,374.22
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>369,096.68</b>	<b>59,374.22</b>	<b>1,969,151.08</b>	<b>2,397,621.98</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	28,131.59			28,131.59
22300	Clubhouse Deposits	1,700.00			1,700.00
	<b>Subtotal Current Liab.</b>	<b>1,531,243.59</b>	<b>.00</b>	<b>.00</b>	<b>1,531,243.59</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)	(639,386.52)	.00	.00	(639,386.52)
	<b>Subtotal Equity</b>	<b>866,378.39</b>	<b>.00</b>	<b>.00</b>	<b>866,378.39</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,397,621.98</b>	<b>.00</b>	<b>.00</b>	<b>2,397,621.98</b>

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 07/01/09 to 07/31/09

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	75,969.00	532,180.65
33010 Reserves - Roof Replacement	24,426.24	170,983.68
33020 Roof Repair	833.33	5,833.31
33031 Gutter Repair	1,000.00	7,000.00
33040 Paint - Homes	16,666.67	116,666.69
33050 Paint/Roof - Garage	299.58	2,097.06
33060 Paint/Roof - Carport	606.75	4,247.25
33070 Light Credit	(591.75)	(4,142.25)
34000 Clubhouse Rentals	825.00	3,875.00
34010 Clarion	670.00	3,255.00
34020 Interest-Regular	270.67	2,423.17
34022 Major Improvements Interest	324.02	349.05
34023 Restricted Interest - Streets	.00	579.44
34030 Misc. Other	81.00	4,288.26
34045 Income Detex Cards	200.00	690.00
34050 Collection Income	50.00	575.00
Subtotal Income	121,630.51	850,901.31
EXPENSES		
General & Administrative		
50010 Roof Loan Interest Payment	7,469.41	28,471.00
50011 Payroll	16,553.26	114,091.38
50021 Accounting Fees	79.95	559.65
50031 Annual Audit/Tax Prep	.00	6,800.00
50040 Web Page Maintenance	172.99	260.49
50051 Copier Expense	234.93	1,663.01
50061 Collection Expense (Del Due)	2,072.08	2,197.11
50071 Insurance	5,498.09	20,799.37
50081 Dues & Subscriptions	.00	70.00
50091 Legal	854.00	3,451.21
50101 Employee Relations/Education	.00	180.10
50111 Office Materials/Supplies	73.32	2,572.56
50112 Annual Meeting	.00	2,169.04
50121 Clarion Newsletter	2,177.01	10,123.42
50131 Postage	88.00	437.29
50141 Security Alarm	.00	2,092.73
50151 Professional Services	232.08	1,919.07
50171 Taxes-other(property/licenses)	.00	2,060.24
50191 Office Equipment - Misc.	.00	215.09
50231 Office Telephone	288.94	2,056.15
50242 Service Charges	.00	(15.00)
General & Administrative	35,794.06	202,173.91
Common Area Maintenance		
51032 Contract - Trash	13,587.00	43,356.98
51042 Contract - Pool	6,462.63	11,490.39
51051 Optional Lawn Service	.00	1,645.00
51052 Contract - Lawn	6,195.00	58,175.00

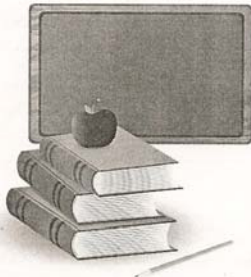
**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 07/01/09 to 07/31/09

Description	Current Actual	Year-To-Date Actual
51062 Contract - Tree Service	1,690.59	40,396.92
51082 Pool Maintenance/Improvements	124.66	12,780.13
51092 Grounds Improvements	337.59	1,226.34
51094 Drainage	.00	1,676.21
51095 Public Relations	781.14	781.14
51115 Common Facilities Maintenance	425.00	6,059.08
51116 Termite Treatment Clubhouses	.00	1,052.04
51122 Concrete Repair	960.00	7,960.00
51132 Lighting	.00	2,251.28
51142 Utilities	5,321.69	21,348.83
51152 Truck Maintenance/Golf Cart	1,302.57	2,535.95
51162 Tools/Equip/Supplies	.00	425.89
51163 Right of Restoration	.00	(27.56)
51172 Miscellaneous	128.52	537.73
Common Area Maintenance	37,316.39	213,671.35
Residential Maintenance		
52013 Paint Homes	38,815.00	117,660.00
52020 Roof Replacement (Total)	37,548.00	841,764.00
52033 Paint/Roof - Car	.00	1,800.00
52043 Residential-Roof Repairs	1,150.00	2,550.00
52053 Gutter -Repairs	1,050.00	1,050.00
Residential Maintenance	78,563.00	964,824.00
Major Improvements/Repair		
53014 Sealcoating	.00	13,391.00
53034 Tree Removal	4,378.53	20,840.00
53035 Common Area Lights	.00	17,806.28
53037 Erosion	1,949.82	2,155.75
53039 Clubhouse Roof Replacement	.00	52,445.00
53074 Contingency Fund	2,361.47	2,980.54
Major Improvements/Repai	8,689.82	109,618.57
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	160,363.27	1,490,287.83
CURRENT YEAR NET INCOME/ (LOSS)	(38,732.76)	(639,386.52)
	=====	=====

# September 2009

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

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



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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