

Special points of interest:

- B.O.D. Meeting Minutes
- Manager's Report
- Reminders & Ads
- Monthly Calendar

THE CLARION

November 2008

President's Message

The board of directors has approved the budget for 2009. A copy will be mailed to all homeowners during the week of November 24, 2008. If you have any questions regarding this budget, please don't hesitate to call the office. The Board voted for a 3% increase in dues. The entire 3% increase will be applied to the roof loan payment.

I want to remind homeowners that unused vehicles should not be parked on Four Colonies property. We have received calls this past month regarding several unsightly vehicles that appear to be inoperable or have not been moved for several days. If you don't use a vehicle, please make storage arrangements elsewhere.

Long lines are predicted for the November 4th election. There will be a shortage of parking spaces at Clubhouse 3 (your polling place). I believe parking on one side of Monrovia will be allowed. Walking to the polls is recommended.

If you have not submitted a completed Emergency Information form to the office, please take a few minutes to do so. Response was good to our first and second requests but there are still some blanks on our list.

Do you know that replacement mailboxes and house numbers can be purchased at the office? Mailboxes are \$20.00

and house numbers are \$6.00 each. During our paint inspections, I've noticed several house numbers either missing or broken. Please call in advance with your order so we can have it ready for you.

Thank you to the homeowners who painted and repaired their fences this year. Fences are highly visible in this neighborhood and stand out if in disrepair. Please don't neglect them.

Harold and Alan will be visiting the residences to be painted next year to conduct a ground level inspection for suggested repairs. We will send you a copy of the inspection so you can make plans to have repairs done in a timely manner.

Jim Shields,
President



Meeting Minutes

FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

October 20, 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: Ann Echols, Jim Lindsey & B. J. Confer left early

The Homeowner's Forum started at 6:45 p.m. There were two homeowners present. The following topics were discussed: political signs, Christmas lights, and homeowner letter.

President Jim Shields called the Regular Board Meeting of October 20, 2008 to order at 7:00 p.m. A quorum was present.

Mr. Lindsey made the motion to accept September 15, 2008, Regular Board Meeting minutes as written, with two corrections. Mr. Crosley 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 17 trees were planted along Quivira and dead pines are being removed as needed. Top Care is aerating, fertilizing, and applying broad leaf weed killer. Seed, sod, and rock were applied in several areas where there is erosion.

Roof Report—Mr. Lindsey reported that Cox Roofing and Bordners are doing a great job replacing roofs and both company's will be bidding the remaining freestanding roofs to be completed in 2009.

Common Area Facilities—There was no report.

Architectural Control—Mr. Crosley reported that the Architectural Committee received 3 new requests: windows, driveway topping, and slider changed to a 3 panel window. All were approved.

Paint Report—Mr. Shields reported there are 22 homes left to be painted.

Communication—There was no report.

Social Report—There was no report.

Long Range Planning—There was no report.

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

Old Business—The Board received copies of the final 2009 budget. Discussion followed. Mr. Karpinski made the motion to accept the 2009 budget as presented. Mr. Brooks seconded. The motion passed. **(Vote #2)**

New Business—The Board received copies of a bid from McGill Construction for sidewalk replacement. Discussion followed. Mr. Lindsey made the motion to accept McGill Construction's bid in the amount of \$3,675.00 for sidewalk replacement. The motion passed. **(Vote #3)**

The Board discussed the procedures for the collection of delinquent dues. Mr. Crosley made the motion to discontinue mailing certified letters for collection of dues. Ms. Harmon seconded. The motion passed. **(Vote #4)**

Fences that need to be painted were discussed. Mr. Crosley made the motion to invoke right of restoration to paint the following fences: 8040 Halsey, 8032 Halsey and 8026 Halsey. Mr. Brooks seconded. The motion passed. **(Vote #5)**

Mr. Karpinski made the motion to adjourn, seconded by Ms. Harmon. The meeting adjourned at 9:10 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	Y	Y	Y	Y	Y							
Brooks, Bill	Y	Y	Y	Y	Y							
Confer, B. J.	Y	Y	Y	-	-							
Crosley, Larry	Y	Y	Y	Y	Y							
Echols, Ann	-	-	-	-	-							
Harmon, Dawn	A	Y	Y	Y	Y							
Karpinski, John	Y	Y	Y	Y	Y							
Lindsey, Jim	Y	Y	Y	-	-							
Shields, Jim												

A = Abstain Y = Yes N = No
BOARD OF DIRECTORS VOTING RECORD
FOR THE October 20, 2008 MEETING

Four Colonies Homes Association
 Balance Sheet
 As of 09/30/08

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	89,959.57			89,959.57
10202	National Bank of KC Street		115,877.10		115,877.10
10203	National Bank of KC Major Impr		117,884.33		117,884.33
10204	Nat'l BK of KC Operating M M	236,477.36			236,477.36
12000	Unit Dues Receivable	38,153.00			38,153.00
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		360,196.25	233,761.43	1,997,776.08	2,591,733.76
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
21285	Accounts Payable Roof Loan	661,964.58			661,964.58
22250	Prepaid Homeowner Dues	24,956.89			24,956.89
22300	Clubhouse Deposits	1,700.00			1,700.00
Subtotal Current Liab.		688,621.47	.00	.00	688,621.47
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	1,073,937.42			1,073,937.42
	Current Year Net Income/(Loss)	(694,078.45)	.00	.00	(694,078.45)
Subtotal Equity		1,903,112.29	.00	.00	1,903,112.29
TOTAL LIABILITIES & EQUITY		2,591,733.76	.00	.00	2,591,733.76

Four Colonies Homes Association
Income/Expense Statement
Period: 09/01/08 to 09/30/08

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	72,289.71	647,201.61
33010 Reserves - Roof Replacement	16,052.25	144,470.25
33012 Reserve - Supplement Roof Fun	4,166.67	37,500.03
33020 Roof Repair	1,666.67	15,000.03
33030 Gutters	2,720.83	24,487.47
33031 Gutter Repair	500.00	4,500.00
33040 Paint - Homes	18,482.92	166,346.28
33050 Paint/Roof - Garage	299.58	2,696.22
33060 Paint/Roof - Carport	606.75	5,460.75
33070 Light Credit	(491.00)	(4,419.00)
34000 Clubhouse Rentals	150.00	4,950.00
34010 Clarion	350.00	3,130.00
34020 Interest-Regular	1,008.74	10,961.82
34030 Misc. Other	170.00	5,708.78
34035 Misc. Garage Sale	.00	(197.55)
34040 Misc. Owner Income	15.00	45.00
34045 Income Detex Cards	.00	930.00
34050 Collection Income	.00	675.00
Subtotal Income	117,988.12	1,069,446.69
EXPENSES		
General & Administrative		
50010 Roof Loan Interest Payment	2,678.77	8,226.39
50011 Payroll	16,139.86	147,191.18
50021 Accounting Fees	79.95	719.55
50031 Annual Audit/Tax Prep	.00	7,000.00
50040 Web Page Maintenance	37.50	400.40
50041 Computer	.00	1,005.84
50051 Copier Expense	222.71	2,069.12
50061 Collection Expense	1,005.92	3,374.81
50071 Insurance	1,720.41	21,993.81
50081 Dues & Subscriptions	.00	110.00
50091 Legal	.00	2,106.08
50101 Employee Relations/Education	74.55	311.60
50111 Office Materials/Supplies	37.72	1,672.72
50112 Annual Meeting	.00	1,776.95
50121 Clarion Newsletter	994.50	8,836.60
50131 Postage	.00	529.16
50141 Security Alarm	669.53	2,637.23
50151 Professional Services	123.48	1,245.35
50161 Taxes (corporate income)	1,440.00	2,168.00
50171 Taxes-other(property/licenses)	.00	3,937.95
50191 Office Equipment - Misc.	.00	46.70
50231 Office Telephone	278.03	2,496.69
50241 Miscellaneous	.00	12.58
50242 Service Charges	15.00	15.00
General & Administrative	25,517.93	219,883.71
CURRENT YEAR NET INCOME/ (LOSS)	(168,313.25)	(694,078.45)
	=====	=====

Four Colonies Homes Association
Income/Expense Statement
Period: 09/01/08 to 09/30/08

Description	Current Actual	Year-To-Date Actual
Common Area Maintenance		
51012 Clubhouse Cleaning	.00	(125.00)
51032 Contract - Trash	5,953.15	48,112.73
51042 Contract - Pool	6,782.55	23,469.46
51043 Detex System (Pools)	.00	978.48
51052 Contract - Lawn	12,423.00	91,507.00
51062 Contract - Tree Service	.00	33,252.56
51072 Snow Removal/Chemicals	.00	1,560.00
51082 Pool Maintenance/Improvements	2,023.00	5,465.73
51092 Grounds Improvements	2,038.83	9,023.71
51094 Drainage	.00	4,422.71
51095 Public Relations	31.37	1,451.15
51102 Buildings Improvements	.00	7,417.98
51103 Clubhouse/Pool Furniture	.00	3,267.69
51115 Common Facilities Maintenance	.00	3,558.10
51116 Termite Treatment Clubhouses	.00	1,048.38
51122 Concrete Repair	.00	7,295.50
51132 Lighting	892.95	3,868.41
51142 Utilities	4,550.87	32,201.00
51152 Truck Maintenance/Golf Cart	516.72	3,917.72
51162 Tools/Equip/Supplies	.00	1,145.87
51172 Miscellaneous	.00	739.83
Common Area Maintenance	35,212.44	283,579.01
Residential Maintenance		
52013 Paint Homes	38,600.00	199,650.00
52020 Roof Replacement (Total)	85,250.00	834,494.00
52022 Garage/Carport Roofs (New)	97,496.00	146,668.00
52023 Paint/Roof - Garage	.00	1,800.00
52033 Paint/Roof - Car	.00	1,450.00
52043 Residential-Roof Repairs	875.00	6,132.50
52053 Gutter -Repairs	.00	3,029.59
Residential Maintenance	222,221.00	1,193,224.09
Major Improvements/Repair		
53014 Sealcoating	3,350.00	41,684.00
53024 RR Tie Replacement	.00	568.81
53034 Tree Removal	.00	2,090.00
53037 Erosion	.00	1,834.77
53074 Contingency Fund	.00	12,521.18
53094 Clubhouse #1 Floor	.00	3,304.54
53096 Furniture Clubhouse #3	.00	4,835.03
Major Improvements/Repai	3,350.00	66,838.33
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	286,301.37	1,763,525.14

November 2008

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

**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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Office Hours:
 Monday—Friday 8am to 5pm