

Special points of interest:

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

# THE CLARION

December 2007

## President's Message

At the last annual meeting, the condition of utility pedestals in Four Colonies was discussed. Ann Echols and Alice Bennett have asked me to give our homeowners an update of their efforts to resolve issues related to this subject. They have actually had meetings with Time Warner and Everest. Both companies have agreed to do periodic pedestal inspections. Ann and Alice are currently trying to schedule a meeting with AT&T. Hopefully, we can get some of the ugly pedestals replaced or repaired.

The request for a Four Colonies Weekly Game Night is also being addressed. A poll was conducted to help the social committee with plans, etc. Stay tuned on this one. We will let you know as soon as these plans are finalized.

All homeowners should have received their 2008 dues notice. The annual assessment was increased 3% this year. The entire 3% (\$40,818) will be applied to the residential roofing funds. In addition to the 3% increase, the Association is supplementing an additional \$50,000 to the roof fund.

If you are a walker and over 50 years old, the Johnson County Park and Recreation District is conducting Winter Adventure Walks. Heritage Park in Olathe will be the first of six destinations to be visited this winter. The Heritage Park walk is considered an easy walk and will take place on December 5. Other Winter walk dates and destinations are: January. 9, the Country Club Plaza; January. 23, Longview Lake; February 6, Kill Creek Park; February. 14, Parkville, Mo; and February

20, Weston, Mo. These walks are meant to give participants an opportunity to enjoy the outdoors and make new friends while visiting interesting regional scenic trails. The cost for each five-hour outing, including van transportation to the walk site, is \$15 per person for Johnson County residents or \$16 for nonresidents. Participants should bring a sack lunch. If the weather interferes with plans during the day of the walk, lunch will be at a local restaurant and participants will be responsible for this expense.

Johnson County Library will host several musical programs during December that are open to the public. The community is invited to attend these free events and enjoy the sounds and spirit of the holiday season. For more information contact Jennifer Mahnken at 913-495-2466.

See you at the Holiday Party on December 15, 2007.

Jim Shields,  
President



## Meeting Minutes

**FOUR COLONIES HOMES ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
November 19, 2007**

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Jim Shields	President
Alice Bennett	Vice-President
Ann Arnott	Secretary
Jim Lindsey	Treasurer
Bill Brooks	
Louise Byer	
Ann Echols	
Dawn Harmon	
John Karpenski	

Becky Powell	General Manager
Absent: None	

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The Homeowner's Forum started at 6:45 p.m. There was one homeowner present. The following topics were discussed: bare spots and erosion on common ground.

President Jim Shields called the Regular Board Meeting of November 19, 2007 to order at 7:00 p.m. A quorum was present.

Mr. Lindsey made the motion to accept October 15, 2007, Regular Board Meeting minutes as written. Ms. Bennett seconded and the motion passed. **(Vote #1)**

Mr. Lindsey made the motion to ratify John Karpinski elected October 15, 2007 in executive session to fill Maureen Shawver's term. Mr. Brooks seconded and the motion passed. **(Vote #2)**

**COMMITTEE REPORTS:**

**Finance-** The Board received copies of the financial reports. Discussion followed. The Board also went over the roof loan amortization schedule.

**Grounds-** There was no report.

**Roof Report-**Mr. Shields reported that all the scheduled new roofing for 2007 was finished and 2008 roof replacement would begin in March.

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

**Architectural Control** – Ms. Arnott reported seven requests were submitted for review since the October Board meeting: Five for window replacement (one including patio door); one to replace existing deck and pergola with composite material; one to install a door in detached garage. All were approved.

**Paint Report**—Ms. Arnott reported that 2 companies would be painting in Four Colonies in 2008 and the paint schedule will be in the February 2008 Clarion.

**Communications/Rental Review** Ms. Bennett reported on the recent change in the Rental Amendment. An

article will be published in the December Clarion.

Ms. Echols reported on 2 meetings (one with Time Warner and one with Everest) concerning pedestals. There are several options available.

**Social Report**—Ms. Harmon reported plans are underway for the Christmas party scheduled for December 15<sup>th</sup>, 2007 in Clubhouse #3 at 7:00 pm. She has a DJ booked and they will follow last year's format.

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

**Old Business**— There was no old business.

**New Business**- The Board received copies of a bid from McGill Construction to tear out and replace sidewalk behind 8220 Halsey. Discussion followed. Mr. Lindsey made the motion to accept McGill Construction bid in the amount of \$1,680.00 to replace the sidewalk behind 8220 Halsey. Ms. Arnott seconded. Motion passed. **(Vote #3)**

Ms. Arnott made the motion to adjourn, seconded by Mr. Lindsey. The meeting adjourned at 8:30 p.m. An executive session followed.

Respectfully Submitted By:

\_\_\_\_\_  
Ann Arnott, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9	10
Arnott, Ann	Y	Y	Y							
Bennett, Alice	Y	Y	Y							
Brooks, Bill	Y	Y	Y							
Byer, Louise	Y	Y	Y							
Echols, Ann	Y	Y	Y							
Harmon, Dawn	A	Y	Y							
Karpenski, John	A	A	Y							
Lindsey, Jim										
Shields, Jim										

A = Abstain	Y = Yes	N = No
BOARD OF DIRECTORS VOTING RECORD		
FOR THE November 19, 2007 MEETING		

**Four Colonies Homes Association**  
 Balance Sheet  
 As of 10/31/07

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	75,538.55			75,538.55
10201	National Bank of KC Roof Fund		21,184.14		21,184.14
10202	National Bank of KC Street		145,301.10		145,301.10
10203	National Bank of KC Major Impr		100,269.51		100,269.51
10204	Nat'l BK of KC Operating M M	188,898.47			188,898.47
12000	Unit Dues Receivable	40,597.54			40,597.54
12400	Allowance for Delinquent Dues	(14,000.00)			(14,000.00)
12800	Prepaid Insurance	17,247.98			17,247.98
17100	Improvements			1,116,939.87	1,116,939.87
17200	Clubhouse			438,600.00	438,600.00
17300	Clubhouse Improvements			69,105.66	69,105.66
17400	Trucks/Equipment			64,774.00	64,774.00
17500	Furniture/Appliances			19,406.83	19,406.83
17600	Pool			285,757.05	285,757.05
17700	Computers			13,034.98	13,034.98
17800	Land			913,175.69	913,175.69
18100	Accum Depreciation			(1,017,174.78)	(1,017,174.78)
	<b>TOTAL ASSETS</b>	<b>308,782.54</b>	<b>266,754.75</b>	<b>1,903,619.30</b>	<b>2,479,156.59</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
20510	Accrued Income Tax	2,685.00			2,685.00
21280	Note Payable GMAC	4,072.40			4,072.40
22250	Prepaid Homeowner Dues	20,385.03			20,385.03
22300	Clubhouse Deposits	2,000.00			2,000.00
	<b>Subtotal Current Liab.</b>	<b>29,142.43</b>	<b>.00</b>	<b>.00</b>	<b>29,142.43</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	1,616,596.12			1,616,596.12
	Current Year Net Income/(Loss)	(689,835.28)	.00	.00	(689,835.28)
	<b>Subtotal Equity</b>	<b>2,450,014.16</b>	<b>.00</b>	<b>.00</b>	<b>2,450,014.16</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,479,156.59</b>	<b>.00</b>	<b>.00</b>	<b>2,479,156.59</b>

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 10/01/07 to 10/31/07

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	67,039.19	662,222.73
33010 Reserves - Roof Replacement	12,234.08	122,340.80
33011 Reserve - Street Replacement	5,000.00	50,000.00
33012 Reserve - Supplement Roof Fun	4,416.67	44,166.70
33020 Roof Repair	2,083.33	20,833.30
33030 Gutters	3,054.17	30,541.70
33031 Gutter Repair	166.67	1,666.70
33040 Paint - Homes	18,482.92	184,829.20
33050 Paint/Roof - Garage	299.58	2,995.80
33060 Paint/Roof - Carport	606.75	6,067.50
33070 Light Credit	(491.00)	(4,910.00)
34000 Clubhouse Rentals	575.00	6,375.00
34010 Clarion	455.00	3,435.00
34020 Interest-Regular	.00	40.99
34021 Restricted Interest-Roof	1,864.60	34,803.06
34030 Misc. Other	(194.20)	839.38
34035 Misc. Garage Sale	675.41	434.22
34040 Misc. Owner Income	20.00	65.00
34045 Income Detex Cards	.00	1,170.00
34050 Collection Income	.00	650.00
Subtotal Income	116,288.17	1,168,567.08
EXPENSES		
General & Administrative		
50011 Payroll	15,289.48	161,861.54
50021 Accounting Fees	74.95	749.50
50031 Annual Audit/Tax Prep	.00	6,700.00
50040 Web Page Maintenance	.00	539.80
50041 Computer	.00	809.48
50051 Copier Expense	212.36	2,043.07
50061 Collection Expense	350.68	3,172.14
50071 Insurance	1,153.50	12,667.70
50081 Dues & Subscriptions	.00	106.00
50091 Legal	282.00	527.72
50101 Employee Relations/Education	219.41	239.86
50111 Office Materials/Supplies	81.05	3,263.64
50112 Annual Meeting	.00	1,594.32
50121 Clarion Newsletter	845.00	9,619.21
50131 Postage	46.21	773.95
50141 Security Alarm	.00	2,533.04
50151 Professional Services	145.84	1,845.10
50161 Taxes (corporate income)	.00	12,484.97
50171 Taxes-other(property/licenses)	.00	487.19
50191 Office Equipment - Misc.	47.10	47.10
50231 Office Telephone	285.59	2,874.44
50241 Miscellaneous	.00	3.50
50242 Service Charges	.00	(15.00)
50261 Depreciation Expense	10,166.42	101,922.78

**Four Colonies Homes Association**  
Income/Expense Statement  
Period: 10/01/07 to 10/31/07

Description	Current Actual	Year-To-Date Actual
General & Administrative	29,199.59	326,851.05
Common Area Maintenance		
51012 Clubhouse Cleaning	1,350.00	1,500.00
51032 Contract - Trash	5,629.00	50,071.70
51042 Contract - Pool	1,134.31	22,219.91
51052 Contract - Lawn	9,382.00	113,318.00
51062 Contract - Tree Service	2,501.03	35,155.74
51072 Snow Removal/Chemicals	.00	4,525.26
51082 Pool Maintenance/Improvements	.00	922.77
51092 Grounds Improvements	4,203.49	15,000.00
51094 Drainage	1,175.82	5,000.00
51095 Public Relations	557.02	2,088.49
51102 Buildings Improvements	2,815.73	6,520.71
51103 Clubhouse/Pool Furniture	.00	1,107.12
51112 Roof Repair-common area	.00	16,760.00
51115 Common Facilities Maintenance	501.64	10,986.13
51116 Termite Treatment Clubhouses	.00	2,655.87
51122 Concrete Repair	.00	14,920.00
51132 Lighting	48.02	3,117.61
51142 Utilities	6,530.39	37,084.27
51152 Truck Maintenance/Golf Cart	.00	4,704.89
51154 GMAC 2004 Truck	.00	4,072.40
51162 Tools/Equip/Supplies	169.22	1,787.45
51164 Specification Review	925.00	1,500.00
51172 Miscellaneous	343.01	1,062.71
Common Area Maintenance	37,265.68	356,081.03
Residential Maintenance		
52013 Paint Homes	.00	252,900.00
52020 Roof Replacement (Total)	62,111.00	808,333.00
52021 Supplement New Roofs	.00	4,250.00
52023 Paint/Roof - Gar	.00	3,600.00
52033 Paint/Roof - Car	.00	450.00
52043 Residential-Roof Repairs	650.00	12,233.33
52053 Gutter -Repairs	1,806.80	8,702.22
Residential Maintenance	64,567.80	1,090,468.55
Major Improvements/Repair		
53014 Sealcoating	.00	31,710.00
53024 RR Tie Replacement	2,349.18	5,102.39
53034 Tree Removal	2,825.00	7,936.34
53037 Erosion	254.31	2,000.00
53038 Resurface Tennis Court 3	.00	25,000.00
53064 Tennis Courts	.00	10,000.00
53074 Contingency Fund	.00	3,253.00
Major Improvements/Repai	5,428.49	85,001.73
Reserves	.00	.00
TOTAL EXPENSES	136,461.56	1,858,402.36
CURRENT YEAR NET INCOME/ (LOSS)	(20,173.39)	(689,835.28)