

Staley Meadows Annual HOA Meeting November 13, 2025 Minutes

Introduction of Board Members

President -Jeff Titor

Vice President - Jess Ortiz, not present

Treasurer - Linsey Ferrell, not present

Open Lands - Jerry Vick

Secretary - Janet Knapp

Budget

2025 Total Revenues \$90, 223.00

2025 Total Expenses: \$93, 719.00

2025 Total Shortfall: \$3,496,00

The budget shortfall is slowly decreasing from year to year. Staley Meadows HOA is still running at a deficit. The following changes were made by the HOA Board to help decrease deficit: Installation of the mailbox reduces PO Box expense, Website 3 year subscription changed from Premium Pro to Core, and we plan to change Internet company from Spectrum to T-Mobile.

Jeff explained our largest expenses are open lands and the pool. He reported we have more acreages of open lands than Staley Hills, and we have fewer homes (dues) to cover the costs. As in our April meeting, Jeff noted Staley Meadows is now land locked, which means no potential additional revenues (dues from additional homes).

Thus far, Jeff announced the vendors are doing a pretty good job keeping costs down. Increases to the 2026 budget thus far include Jeff Johnston (Pool) increasing cost by \$1000 and K & M as well as Blue Valley Pools for Open Lands increasing their costs 3%.

We cannot financially maintain or improve the open lands within our Staley Meadows neighborhood when we operate at a deficit. Because of this, Jeff explained we need to expect annual dues to increase.

Account balances as of 11/13/2025:

Homes - \$27,111

Villas - \$11,306

Savings - \$29,259

Expense Breakout	2025 Budget	Actual as of 11.13.25	Anticipated Totals @12/31		2025
Insurance	\$3,365.00	\$3,093.00	\$3,093.00	Dues Collected (Homes)	\$83,639.00
				Common from Villas	\$3,484.00
<u>Utilities</u>				Pool from Villas	\$1,400.00
Evergy	\$3,518.91	\$2,843.84	\$3,200.00	Transfers	\$1,300.00
Spectrum (Internet / Phone)	\$1,259.69	\$1,204.87	\$1,450.00	Late Fees	\$400.00
KC Water	\$6,512.19	\$6,883.68	\$7,000.00		\$90,223.00
<u>Open Lands, Pond, Pool</u>					
K&M - Homes common Grounds	\$44,831.00	\$37,477.00	\$44,831.00		
Blue Valley Ponds	\$3,100.00	\$3,275.00	\$3,275.00		
Pool	\$27,000.00	\$25,208.22	\$25,208.22		
Pool Security - Shield	\$444.00	\$444.00	\$444.00		
<u>Misc. / Business Operations</u>					
PO Box	\$348.00	\$0.00	\$0.00		
Quickbooks	\$1,080.00	\$1,285.00	\$1,395.00		
Website - Wix	\$324.00	\$846.00	\$846.00		
Office Supplies	\$0.00	\$65.17	\$65.17		
New Pool Chairs	\$0.00	\$2,733.61	\$2,733.61	(Can pull from Savings)	
Mailbox	\$0.00	\$178.35	\$178.35		
	\$91,782.79	\$85,537.74	\$93,719.35		

Old Business

Follow up on April Meeting on Open Lands

- A United States Postal Service(USPS) mailbox was installed at the pool. Our new address to be used is:

Staley Meadows HOA
10750 N. Flora Ave
Kansas City, MO 64155

- Much discussion took place on the numerous open lands projects (cited below). At our April meeting homeowner, Al Herrera, volunteered to investigate possible funding from the Missouri Department of Conservation for native grass in our water retention areas.

Al reported that Staley Meadows HOA did not meet necessary qualifications for the agricultural grant. Al explained the benefits of native grasses benefit water retention areas by using their deep root systems to improve soil structure, increase water infiltration, and reduce erosion. This leads to better stormwater management by absorbing more runoff and filtering out pollutants, resulting in cleaner water and lower flood risk. Native grass also provides essential habitat and food for native wildlife, including pollinators like birds, bees, and butterflies. Native grass in water retention areas would reduce the maintenance (weed/feed/mow) of open lands and save the HOA money down the [road](#). Homeowners cited various areas in the northland where native grass can be viewed. Images of native grass used around a water retention area on a corporate campus was also shared.

- Projects and general discussion points:
 - Pond - as long as the pond can collect runoff water, it won't need to be dredged. Pump replacement will be \$2700, but not currently needed.
 - Native grass alternative for water retention areas - seek out costs of native grass "plugs" per acreage.
 - Island berm culdesac at Virginia & 107th Terr
 - Trees need to be removed - Jerry said he would organize a Saturday clean-Up WorkDay.
 - Eroding pavement around the pond -Expected to be extremely expensive. A homeowner suggested replacing it with sod, however the majority present thought pavement is a valued amenity used daily by homeowners. A homeowner suggested that maintaining the erosion now would be less expensive than redoing the entire path. Jerry Vick will get estimates on patching the pavement as well as full replacement.
 - Monument pieced together, add monuments at all entrances - not discussed, but will keep on our wishlist.
 - Pool needs "plaster" job replaced in the near future

There was no formal vote to prioritize the projects. Additional information (costs, options) is needed. Expense (substituting native land for lawn maintenance cost and safety (eroding pavement around pond) dominated discussion. Two different homeowners expressed an interest in purchasing open land adjacent to their lot. Jeff reported the HOA investigated that option years ago and the city would not permit it

Funding these open land projects will more than deplete any savings. Per our HOA bylaws, we can only raise dues 5% a year. To increase more than 5% in a year requires a special assessment. Jeff explained the current bylaws require us to deplete savings before we can levy a special

assessment. The HOA Board has discussed this numerous times over the years and all agree draining the savings is irresponsible. The savings is our buffer if the economy tanks or there is an emergency expense. A couple homeowners expressed an interest in updating the bylaws. Jeff agreed it needs to be done, however it is a monumental task that requires commitment and signatures from most homeowners. The HOA Board welcomes anyone who is willing to work on it.

New Business:

- **LIENS ON HOMES / VILLAS.** The HOA Board decided to include lien status as an agenda item at our annual HOA meeting. It is our hope we can ensure our homeowners we are working at protecting the value of our homes and enforcing our bylaws to the best of our ability. Liens are put on homes when violations to bylaws/restrictions are blatantly ignored. The Board has a process (seek to understand email, letter, certified letter, and finally a lien) by which the homeowner is notified about a concern. When the homeowner blatantly refuses to work with the HOA to resolve the infraction, unpaid dues... a lien is filed with Clay County Court House at the homeowner's expense of \$440.00 (\$240 for postagel & filing the lien and \$200 for release of lien).
 - January 2025 Number of liens - 0
 - Number of liens release - NA
 - Number of Liens set to be filed December 1, 2025 - 3

- **HOMES 2026 HOA Dues** will increase 5% to \$523.00, due March 1, 2026

- **VILLAS HOA Dues** will remain \$132.00 per month. Villa owners may pay annual dues once a year by check OR pay each month electronically. If you choose to pay your annual dues by check, the entire amount (\$132 x12=\$1584) is due by January 31, 2026. Jerry reported we hope to “bank” one unused mowing this year. Savings may be tapped for our 10% portion to open lands projects, none of which are currently planned for 2026.

- **OPEN HOA BOARD POSITIONS for 2026 Vice President & Secretary - Email**
staleymeadowshoa@gmail.com if you have any questions or if you wish to volunteer
Board Term Fiscal Year: March – February
Board members elected at time of HOA Dues (March)
Board Meetings: In person meetings are held quarterly or as needed.

- **Vice President**

- Term: 3 Years (1 or 2 years rolling term with President)
- Vice president's role is mainly to support the president. The VP stands in for the president in meetings the president is unable to attend or duties he/she is unable to fulfill.
- Would move to the position of President position in the event of a vacancy.
- Assists President with pool.

Secretary

- Term: 3 Years
- The secretary works closely with the president to develop meeting agendas and communicate to homeowners across all platforms including email, social media and website. The secretary is responsible for taking meeting notes and sending/posting to homeowners.
- Responsible for drafting formal documents, including HOA Dues postal distribution, violation notices, liens, etc.
- Responsible for obtaining contact information from new homeowners (i.e. email address)

Q & A

A homeowner asked why we need a website. The website provides prospective buyers information about our bylaws and restrictions. Title agencies also use the website to contact us about initiation fees and amount of dues, if any, to be paid at closing.

A homeowner asked why we need the internet. The internet is used at the pool for gate and security cameras.

A homeowner reported she received the annual bill from the Health Department for the last 3 years and asked to have the address changed. Janet Knapp will make the address change.

A homeowner asked about our insurance liability coverage. The Board did not have an immediate answer... but later found liability coverage is \$1,000,000.00

Action Items:

Organize a Clean-Up Day to remove dead trees.

Obtain estimates for native grass plugs and projected cost per acre.

Obtain estimates to repair and replace pavement around the pond.