

NALL HILLS HOMES ASSOCIATION

FALL 2020 – ANNUAL MEETING NOTICE

BOARD OF DIRECTORS.

PRESIDENT

-MARK SUTTON

VICE PRESIDENT

– BRIAN VIETS

TREASURER

– MARK ABLE

SECRETARY – OPEN

COMMUNITY SERVICES

– DORENE MANVITZ

NEIGHBORHOOD SERVICES

– SHAREE WIGGINS

TECHNOLOGY/WEBMASTER

– MARK HEATHERMAN

CIVIC AFFAIRS

– BILL ROSE-HEIM

MEMBER AT LARGE

– BILL MINGLE

RECORDING SECRETARY/

OFFICE MANAGER

– ERICA KURTA

THE NALL HILLS BOARD

TYPICALLY MEETS THE FIRST

MONDAY OF EACH MONTH,

FROM SEPTEMBER THRU

MAY EACH YEAR, AT 7PM.

INTERESTED IN BECOMING A

BOARD MEMBER? PLEASE

CONTACT OUR OFFICE (913-

642-8398). www.nallhills.org

Due to the health risks associated with public gatherings, the Nall Hills Homes Association 2020 Annual Meeting will be held virtually, **via ZOOM**. We are aware that some members of our community may not have direct access to the internet, but we hope this advance notice will allow them to make arrangements with family members or neighbors to attend.

DATE: TUESDAY DECEMBER 1, 2020

6:45pm ZOOM SESSION OPENS

7:00pm ZOOM MEETING START TIME

If your email address is active with the HOA, you will receive an invitation with registration information. If not, send an email to communication@nallhills.org to receive an invite.

Registration is required to join this meeting.

If you are unable to attend, please drop off or send the completed and signed proxy (included with this mailing) to the HOA office at 10025 Lamar, Overland Park, KS 66207, or give to any board member prior to December 1, 2020.

ZOOM VIRTUAL MEETING AGENDA – TARGET IS A ONE HOUR TIME LIMIT

- INTRODUCTIONS and INSTRUCTIONS
- REVIEW AND APPROVE THE 2019 MEETING MINUTES
- YEAR IN REVIEW
- 2020 BUDGET VS ACTUAL RESULTS PROJECTION
- 2021 BUDGET PROPOSAL (**SEE PAGE 2**)
 - **BOARD RECOMMENDS APPROVAL**
- ELECTION OF BOARD MEMBERS TO NEW 2 YEAR TERM (PAGE 2)
 - **BOARD RECOMMENDS APPROVAL**
- DOOR PRIZES (MAY BE LIMITED THIS YEAR-SEE PAGE 2)

Treasurer Mark Able **recommends the annual assessment for 2021 be set at \$226** per household (a \$7 increase from 2020). This increase is due to the contractual increase in trash service cost from Republic Service. All other expenses are expected to remain at current levels. ****VOTE REQUIRED****

Proposed 2021 Annual Budget and Projected 2022-2023

	Proposed		Preliminary			
	Budget 2021	Cost per Home	Budget 2022	Cost per Home	Budget 2023	Cost per Home
<i>Receipts:</i>						
Membership assessments	287,020	\$ 226	300,990	\$ 237	314,960	\$ 248
Late payment fees	3,600		3,600		3,600	
Transfer fees	2,200		2,200		2,200	
<i>Disbursements:</i>						
Trash service	269,003	212	282,028	222	296,160	233
Salary	9,600	8	9,600	8	9,600	8
Payroll taxes	814	1	814	1	814	1
Telephone	1,000	1	1,020	1	1,040	1
Print/postage/supplies	5,400	4	5,500	4	5,600	4
Insurance/bond	2,464	2	2,514	2	2,564	2
Professional fees	4,700	4	4,700	4	4,700	4
Miscellaneous	1,200	1	1,200	1	1,200	1
Total operating funds disbursed	294,181	231	307,376	242	321,678	253
Net increase (decrease) in operating funds	(1,361)	(1)	(586)	(0)	(918)	(1)
Interest income	700	1	700	1	700	1
Net Increase (Decrease) in Cash	(661)	(1)	114	0	(218)	(0)
<i>Note: Trash service expense for 2021 based on existing contract effective January 1, 2017 - December 31, 2021 (2022-2023 based on an estimated 5% annual increase).</i>						

BOARD MEMBER ELECTIONS: **VOTE REQUIRED**

Each year, certain board members are eligible for election or re-election. Terms are limited to renewable 2-year terms (unlimited terms). For the 2021 calendar year, these individuals are up for election or re-election.

- Mark Able (re-election) – 15 years on the board
- Brian Viets (re-election) – 11 years on the board
- Dorene Manvitz (re-election) – 9 years on the board
- Mark Heatherman (re-election) – 5 years on the board
- Bill Rose-Heim (election) – 1 year on the board

DOOR PRIZES – TO BE AWARDED AFTER THE ZOOM MEETING.

We will take the list of attendees (one per address) and randomly select door prize winners, using the same format the board uses every year at the in-person annual meeting. The last 5 door prizes will be as follows:

- 5) 50% reduction in your annual dues for 2021 (a \$113 value)
- 4) 50% reduction in your annual dues for 2021 (a \$113 value)
- 3) 50% reduction in your annual dues for 2021 (a \$113 value)
- 2) 50% reduction in your annual dues for 2021 (a \$113 value)
- 1) Grand Prize – 100% reduction in your annual dues for 2021 (a \$226 value)**

All door prize winners will be notified directly by the Nall Hills Homes Association Board of Directors.