

Highcroft Homes Association

An Overland Park neighborhood since 1984



September 2023

Greetings Neighbors!

We are looking forward to meeting again as a group for our upcoming annual meeting. It is through these meetings that we help to strengthen our neighborhood by forming relationships with those who live around us and making Highcroft a better place to live!

We welcome new residents to Highcroft this year: Kenneth and Lindsie Tharman (11638 Lucille); Ian Hulshof, (11632 Bond), and Shubham Devadkar and Aisha Shivle (11408 W. 117). Please help welcome them to the area.

Our board members continue to work hard to plan events for us to enjoy. In 2023, we had an Easter Egg Hunt in April, cornhole tournament and food truck in June, Fourth of July parade, and will have a Fall block party with food truck event in October. Still to come is the holiday lighting contest in December. We are always looking for ideas for new events! *We also have two vacancies on the board; PLEASE consider joining the board to help shape your neighborhood! Contact me for details.*

Thank you for your support of our HOA, and our promise to you is to be transparent, responsive, and do whatever we can as a board to continue making Highcroft a great place to live!

We hope to see you at our **Fall block party on October 1st**, and the **annual meeting on October 3rd at 7:00pm** at Christ Lutheran Church, 11720 Nieman. Please see the agenda below, and the attached 2024 budget. If you cannot attend, please complete the enclosed proxy and return to any board member. Your input is valuable to us!

For the Board,



Mark Sullivan, Highcroft President

MEETING AGENDA

I. Old Business

- A. Approval of minutes from September 21st Meeting
- B. Remaining events for 2023: Holiday Lighting contest
- C. Treasurer's Report
- D. Committee Reports
 - Activities
 - Compliance
 - Communications
 - Legal
 - Governance
 - NHN
 - Landscape

II. New Business

- A. 2023 Proposed Budget
 - Discussion
 - Vote
- B. Board Member Elections (two positions open); Retiring officers are: Barb Engel, Susan Hodgson
- C. Volunteer Opportunities
- D. New activity suggestions for the HHA

III. Comments for the Board (Two Minute Limit)

Any resident may address the board about any non-agenda items

IV. Adjourn

11937 W 119th Street, #139, Overland Park, KS 66213
admin@highcroftonline.com

Highcroft Budget Projection for 2024

Reserve Account Balance

\$ 13,960.00

2023 Income

Dues @ \$75.00

\$ 10,650.00

Expenses Projected through year-end

| | 2023 Budget | 2023 Projected | Under / Over | 2024 Proposed |
|--|--------------------|--------------------|-----------------|--------------------|
| Landscape | \$2,750.00 | \$2,625.00 | \$125.00 | \$ 2,850.00 |
| Mowing | \$1,600.00 | \$ 1,300.00 | \$300.00 | \$1,500.00 |
| Mulch, cleanup, weed control | \$650.00 | \$ 825.00 | -\$175.00 | \$ 850.00 |
| Entry area maintenance | \$500.00 | \$500.00 | \$0.00 | \$500.00 |
| Insurance | \$1,225.00 | \$ 1,306.00 | -\$81.00 | \$ 1,400.00 |
| CPA/Tax/State Filing | \$550.00 | \$ 560.00 | -\$10.00 | \$ 575.00 |
| Legal | \$200.00 | \$ - | \$200.00 | \$ 200.00 |
| Office and Other Supplies | \$500.00 | \$ 475.00 | \$25.00 | \$ 400.00 |
| Activities | \$2,835.00 | \$ 3,192.40 | -\$357.40 | \$ 3,000.00 |
| Easter Egg Hunt | | \$129.81 | | |
| Spring Cornhole Tourney & Food Truck | | \$470.00 | | |
| July 4 Parade | | \$354.00 | | |
| Chalk the Walk + Food Truck | | | | |
| Fall Block Party | | \$1,700.00 | | |
| Christmas Lighting | | \$50.00 | | |
| Activity Supplies | \$ - | \$488.59 | | \$0.00 |
| Neighbors Helping Neighbors | \$225.00 | \$62.77 | \$162.23 | \$ 175.00 |
| Annual Meeting Expense | \$150.00 | \$125.00 | \$25.00 | \$ 125.00 |
| Management Software | \$300.00 | \$561.60 | -\$261.60 | \$ 561.60 |
| UPS Mailbox (1 yr) - fixed expense | \$240.00 | \$300.00 | -\$60.00 | \$ 300.00 |
| Storage Unit | \$1,000.00 | \$732.00 | \$268.00 | \$ 732.00 |
| Reserve for adjustments/savings | \$675.00 | \$710.00 | -\$35.00 | \$ 330.00 |
| Total | \$10,650.00 | \$10,649.77 | \$0.23 | \$10,648.60 |

Unspent funds will be moved to Reserve Account

Home sale: dues prorated between buyer and seller

\$100 transfer fee goes to Reserve

4 home sales in 2023

Bank balances as of 8/31/23:

 Checking \$ 17,490.52

 Reserve (savings) \$ 13,960.67

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2023 Highcroft Annual Meeting, Oct 3, 2023, 7:00PM

Name: _____ Address: _____

If you are unable to attend the annual meeting on October 3, you may designate in the line below an Association member to serve as your proxy. **If you leave the line blank, your vote will not be valid and cannot be counted at the meeting. Your agent named below must appear in person to vote on your behalf in the manner in which you designate below.**

I hereby authorize _____ (an Association member), Overland Park, KS, to serve as my proxy and to vote on my behalf at the Highcroft Homes Association Annual Meeting to be held on October 3, 2023, if I am unable to attend.

This proxy is valid for only the October 3, 2023, Highcroft Annual Meeting of homeowners, for the voting matters listed below. *One proxy per household. Invalidly marked proxies will not be counted.*

Full descriptions are available online here (<https://www.highcroftonline.com>, select "2023 Annual Meeting Documents"), or by email request to Secretary@HighcroftOpOnline.com.

1. Budget (mark only one)

- _____ I **approve** the 2024 budget based on the annual dues adopted at the 2021 annual meeting.
_____ I **DO NOT approve** the proposed 2024 budget.
_____ I **direct my proxy** to vote on the budget on my behalf.

4. Election of Board Members (mark only one)

- _____ I **approve** all board member candidates that will be identified at the meeting.
_____ I **DO NOT approve** of any board member candidates.
_____ I **direct my proxy** to vote on board member candidates on my behalf.

Mail, email (president@highcroftonline.com), text a picture (913.238.2745), or deliver a completed and signed proxy to any board member (Mark Sullivan, Barbara Engel, Susan Hodgson, Ann Marie Hamm, Chris Hapka, Mercedes Jones, Brandon Westbrook) before the meeting begins. All proxies must be received and validated by 7 PM, October 3, 2023. **Note: Improperly completed proxies cannot be recorded.**

Pursuant to 42 U.S.C. 1746, I declare under penalty of perjury that the foregoing statements are true and correct and that I have personal knowledge of the information provided above.

Signature

Date