

# *River Ridge Farms ± Homes Association*

16000 Kenneth Road, Stilwell, KS

*Association Meeting Minutes*

*Meeting Date: February 18, 2019*

*Location: Cornerstone Presbyterian Church, 13300 Kenneth Rd., Leawood, KS 66209*

**Meeting called to order at: 7:00**

**Board Members, Officers, and Committee Chairpersons in Attendance:**

Jason Bartsch ± President

John Flannery ± Treasurer / Board Member

Mike Lane ± Vice President / Board Member

Brian Cunningham ± Board Member

Cory Finley ± Secretary

Brady Wombolt ± Grounds Committee Chairperson

**Invited Guest Speakers:**

Representatives from the Johnson County Sheriff's Department:

- Deputy Rick Howe
- Lieutenant Paul Nonnast
- Chief Darryl Reece

**Other Attendees:**

Mark Parker

Cindy Parker

Tom VanGoethem

Lauren Finley

Lori Davies

Brian Cunningham

Phil Putthoff

Marcia Branstetter

Sherley Helmbrecht

Barbara Hersh

Justin Rabin

Ryan cook

Dan and Diane Paustian

Craig and Kim Simon

Janie Paul

Melvin Jones

Al Hapke

Bart Jestel

Amy Coleman

Brent Maroney  
Jack Cwach  
Kiran Eshcol

### **Opening Comments:**

- President Jason Bartsch welcomed everyone to the meeting and introduced representatives from the Johnson County Sheriffs' Department

### **Community Public Safety Update and Home Security Considerations**

- Representatives from the Johnson County Sheriff's Department led a discussion on personal safety, crime prevention, and home security.
  - Deputy Rick Howe
  - Lieutenant Paul Nonnast
  - Chief Darryl Reece
- Community Camera Project
  - An overview of a project to encourage homeowners to register home security cameras, and surveillance equipment was discussed.
    - River Ridge Farms was a pilot community for this project in Johnson County
    - This program has now been expanded throughout Johnson County
    - Approximately 30 homes have registered surveillance equipment with the county, such as doorbell cameras and other similar fixtures
  - In the event of a report of criminal activity, registered locations with security equipment may be contacted to provide images or footage suspected to the Sheriff's department to support criminal investigations.
    - The Sheriff has access to a secure map of all registered equipment and will contact homeowners if it is believed data on a camera may be able to support an investigation.
    - The Sheriff does not have access to camera data remotely or without the owner specifically providing images, or footage
  - Most crimes are "crimes of opportunity" and made possible by unlocked doors, open garage doors, etc.
  - Cameras and similar surveillance equipment can be registered online at:
    - [www.jocosherriff.org](http://www.jocosherriff.org)
  - A short video describing the security camera registration program was presented.
  - No specific brands or equipment specifications are formally recommended
  - Some security updates are very cost effective, lighting, cameras, locks, and can be very effective
- National Statistics:
  - Every 15 seconds a burglary takes place in the United States
  - Most burglaries occur between the hours of 10:00 am - 3:00 pm
  - Most burglars are in homes for somewhere between 8-12 minutes
  - 34% of burglars make entry through the front door
  - 65% of burglaries occur at residential locations
  - Homes w/o security systems 3 times as likely as homes without
  - Master Bedroom is the highest priority destination for burglaries

- The most targeted items in a burglary are jewelry, cash, electronics, guns and other valuable items that can be sold easily
  - Signs advertising security, or organizations (e.g. NRA) may indicate the presence of valuables, such as guns
- Neighborhood collaboration promotes safety and security
  - Recruiting your neighbors to get involved in the neighborhood promotes collaboration on issues, knowing who your neighbors are, and supports awareness of unusual or suspicious activity.
- Home Security Tips
  - Do not post vacation plans on social media
  - Use timers to control lights when away from home
  - Lock doors and windows
  - Use blinds and curtains to limit visibility into homes
  - Use motion sensor lighting
  - Keep your neighbors informed regarding travel plans or days away from home
  - Have the post office stop the mail or have a neighbor collect your mail when away
  - Take note of garbage which may indicate valuables (e.g. TV boxes)
  - Dogs who bark are likely to prevent homes from being targeted
  - Large bushes and other landscaping fixtures can be used as hiding places
  - Remove valuables from vehicles at night, and other times when it is not necessary for valuables to be left in vehicles.
  - Remove garage door opener from vehicles
  - Shred mail and other paperwork which may be used to find out information about you or facilitate identity theft
- Home security checklist
  - A home security and other crime prevention checklist was made available, and will be made available to the community
- House watch program
  - Homeowners can notify the sheriff when they are away from home and as time allows an officer will
- Citizen sheriff academy
  - 13 wk program available to members of Johnson County includes the following aspects; driving course, shooting range, crime lab involvement, ride-alongs, and other crime prevention aspects.
- Report suspicious or unusual activity if you have any concerns
- The following safety and security topics were raised from members attending the meeting:
  - The 4-Way Stop at 162nd Terrace and Kenneth
    - The officer presence at this location will be increased if complaints are submitted.
  - Speed Limits are not consistent throughout River Ridge
    - Daryl Reece will review follow up regarding inconsistent speed limits
  - Legislation is being pursued which will make returning property from victims
  - Remote garage door openers can be used to remotely close garage doors when away from home:
    - Garage Door Butler

### **Board of Director, Officer, and Chairperson Introductions**

- Jason Bartsch Introduced the current Board Members, Officers, and Committee Chairpersons present.

### **Minutes Review and Approval**

- 2018 Minutes were reviewed
  - No omissions, objections, or corrections were noted
  - 2018 Minutes were approved

### **Certificate of Recognition**

- Vice President Mike Lane presented a certificate of recognition which was awarded to River Ridge in recognition of the community's support and contributions for a sign in recognition of Deputy Collins who was killed on highway 69.

### **2018 Highlights and Completed Projects**

- Jason Bartsch presented a list of completed 2018 projects
  - Tennis/Sport Court resurfacing and improvements
  - New Playground
  - Security Updates
  - Landscaping projects including:
    - pond dock repair
    - tree and bush cleanup
    - entry way lighting,
- Spring cleanup planned to work on downed limbs and damaged trees from recent storms

### **Planned 2019 Projects for exploration in 2019**

- Gravel for back parking log
- Pool concrete repair
- Pool furniture replacement as needed
- Spring cleanup in common areas

### **Neighborhood Watch Update**

- Most evenings the neighborhood is patrolled by a volunteer from the community
- 10:00p - 12:00p
- Patrol advises homeowners of open garage doors and other observed security risks or suspicious activity

### **Committee Chairpersons need help**

- There are plenty of opportunities to get involved
  - Help with parties
  - Help with pool closings
  - Help with community patrol

- Sign-up sheets are available

### **Beautification Committee Update**

- Seasonal solutions contract has been renewed for 2019
- RRFHA has now assumed control of all RR common areas

### **Recreation/Pool Committee Update**

- General Pool Season is: Memorial Day - Labor Day
- Daily: 10:00a - 10:00p
- Pool is serviced by Swim Things daily: Monday - Saturday

### **Recreation Event Calendar**

- Tentative event calendar was presented
- Events will be posted on the eNeighbors calendar
- Volunteers are encouraged to support parties

### **Welcoming Committee Overview**

- Sean and Lexie Tarwater represent the welcoming committee
- All new residents receive a gift basket including
  - o Pool Key
  - o Information about services such as garbage collection

### **Garbage Collection Updates**

- Waste Management contract was renewed for additional 5 years
- All current services are continued with the new contract
- Weekly: Trash, Recycling, Yard Waste
- Monthly: 1 Bulky Item

### **Common Complaints**

- A overview of frequent complaints was reviewed
  - o Trailers and long term vehicle parking
  - o Unsupervised Dogs
  - o Uncollected Trash, and Cans left out
- Please consider the impact to your neighbors regarding these items

### **Financial Update**

- John Flannery (Treasurer) presented an overview of the budget
  - o Starting in 2018 and continuing in 2019, funds will be contributed annually to a capital development project and will be set aside for significant capital projects
  - o A more aggressive policy to collect late dues has been established
  - o Monthly financial statements are posted regularly
  - o All financial reports and documents are available to all RRFHA members upon request

### **Election of Board of Directors**

- Two Board of Director terms expire at this meeting:
  - o Mike Lane

- o John Flannery
- A call for nominations to the board of directors was announced to the floor
- Nominations
  - o Tom VanGoethem was nominated for the position of Board of Director
    - This nomination was seconded
    - Tom VanGpetem addressed the meeting
  - o John Flannery was nominated the position of Board of Directors
    - This nomination was seconded
    - John Flannery addressed the meeting
  - o Leslie Marsden was nominated for a seat on the Board of
    - This nominated was seconded
    - Jack Cwach read a statement introducing Leslie Marsden
  - o Mike Lane was nominated for the position of Board of Director
    - This nomination was seconded
    - Mike Lane addressed the meeting
- Ballots were distributed to the meeting attendees, each attendee placed votes for two nominees.
- Jack Cwach voted by proxy for 19 members who were not present at the meeting.

Brian Cunningham made an announcement regarding the results of the elections

- Tom VanGoethem was elected to the Board of Directors
- Leslie Marsden was elected to the Board of Directors

#### **Officer Nominations and Elections**

- Jason Bartsch was nominated and accepted the position of President
- Tom Van Goethem was nominated and accepted the position of Vice President
- John Flannery was nominated and accepted the position of Treasurer
- Cory Finley was nominated and accepted the position of Secretary

#### **9:18 - Meeting was adjourned**

The Board, officers, and committee members would like to thank all who attended, presented, facilitated, or assisted in any way.

A schedule of 2019 meetings will be published as soon as it can be compiled. Meeting agendas will be published and calls for topics will be announced.

To volunteer, get involved, or raise a question or concern, please attending a meeting, or contact the RRFHA leadership team at [rrf@eneighbors.com](mailto:rrf@eneighbors.com).

If you or one of your neighbors has not signed up for eNeighbors, please encourage them to do so for information regarding events and other important updates.