

9/23/2025 Annual HOA Meeting for Hidden Pointe
Sunny Pointe Elementary School
Start Time: 6:33pm
End Time: 7:50pm

Opening Comments:

WC shares fresh cherry tomatoes and basil for everyone.

Introduction of Board:

Amy Byrd - President
Kevante Gray - Vice President
Teri Cartright - Treasurer
McKenna Oldson - Secretary

Treasurers Report:

- Available balance: \$8,685.50
- Savings: \$75,978.85
 - \$50,000 must sit in the account for emergency purposes
 - \$20,000 for operating
- Special Projects:
 - Replacing the stones at the front entrances. This was talked about at last year's meeting. The board is struggling to find someone who makes the stones. If you have any recommendations, please reach out.
- Comments:
 - Flowers at the main entrances are looking excellent!

Insurance Policy:

- Currently have a business policy that is no longer needed as we have no open lots. The current policy is no longer offered.
- Possible switch to liability insurance.
- If you have anyone in insurance who could help, please reach out to the board.
- Questions:
 - Easements? Who owns it?
 - The people of the community own it.
 - The members of the HOA, but the general liability will cover it.

Dues:

- Dues of \$100 are each year.
 - They come out at the beginning of each year.
- A letter is sent out to all residents each year.
 - If you did not get a letter, let us know so that we can ensure we have the correct names and addresses.
- Only 98 homes currently with an outstanding balance which is an improvement from 200+.
- The board is looking into some type of electronic/online banking option for members to pay their dues.

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Lawn/Yard Waste Dumpster:

- October 23-27
- Address will be posted on the facebook group a day before.
- If you are not on the facebook, please email the board email for the address

Speeding in the Neighborhood/School Bus Safety:

- Slow down in the neighborhood
- If you have new drivers, go over neighborhood safety.
- All cars must stop for all school buses.
- Questions:
 - Can we change the yield signs to stop signs?
 - Contact the city as those are public streets.

Volunteers:

- The board is currently full as far as positions go, however volunteers are always welcome. You can be on the board as a standard board member.

New Business:

- Can the people who mow, mow up to the fence line on Windburn?
- Retention Basin - one on chapman was done a long time ago, one on RD Mize gets sprayed.
 - Cut the weeds out of RD Mize.
- Chicken Coops
 - 9/16/25 - Blue Springs now allows chickens (no roosters).
 - <https://www.bluespringsgov.com/2702/Keeping-Backyard-Hens-in-Blue-Springs>
- Sheds
 - Dimensions, placement on property, etc., send it to the HOA email for approval
- Yard Care
 - City guidelines. Call the city or report online.
 - Poison Ivy in your yard is your job to eradicate it. This is city code.
- Thank you to the neighbors who are shoveling, mowing, etc for the elderly and injured.
- You must pick up after your dog and keep your dog leashed at all times.
 - If you see a dog unleashed, call the city.
- Motorized vehicles shall remain off Sunny Pointe trails. Construction on these trails will begin in the coming months!

Convents and Restrictions Review:

- Poultry/Number of Pets
 - Currently states: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, further provided that not more than two (2) dogs or two (2) cats or two (2)

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other household pets shall be kept on any residence lot. All dogs when outside of the housing unit, without the owners shall be kept in a fenced in yard, except when being walked. All dogs being walked by their owners shall be on a leash at all times within the subdivision.

- Update: Amend to follow Blue Springs guidelines
- Visual Representation of House
 - Currently States: All outside walls shall be wood siding, wood shingles, stone, brick, brick veneer, stucco or masonite. All houses shall have some brick or stone on the front of the structure. All windows will be white in color. All roofs shall be composition shingles of grey, black or brown colors. Any revisions in the above must be approved by the HOA in writing. A copy of the revisions approved will be kept on file with the HOA
 - Update: Remove the line stating "All windows will be white in color."
- Above Ground Swimming Pool
 - Currently States: No tanks for storage or oil or other fluids may be maintained on any portion of the premise above the surface of the ground, except by a licensed builder during construction, and approved by the HOA. No above ground swimming pools will be allowed
 - Update: Remove swimming pool restrictions.
- Trash/Garbage Containers being left outside 24 hours after pickup
 - Currently States: There shall be no trash or garbage containers of any kind left out on the lot more than 24 hours. Trash containers must be indoors or out of sight except on trash pick-up day. No trash, ashes or other refuse shall be thrown or dumped upon any undeveloped portion of the subdivision.
 - Update: Amend to say they can be outside but must be away from the curb.
- Recreational Vehicles/Trailers
 - Currently States: From Memorial Day to Labor Day recreational vehicles may be parked in the driveway of any residence for a period not to exceed 10 consecutive days. No persons shall be able to live or stay in said vehicles while parked at the residence. Boats, personal water craft shall not be operated or turned on while in the subdivision. All mechanical work must take place inside the residence garage or outside of the subdivision.
 - Possible amendments:
 - Change the dates
 - Remove the dates to allow it to be in the driveway all year with the restrictions such as how it looks, restrictions on if it is in your driveway all cars must be able to park in the driveway as well.

Approving the new CCR's:

- Additional meetings will be held in order to have a quorum to make the changes.
 - We need 2/3rd (181) of the 272 to vote yes.
- At the 3rd meeting, those in attendance make up the voting platform.

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Volunteers to the Board as Members at Large:

- Jessie Longenecker
- Benjamin Cossio Rios
- Julie Fox