

Pryor Meadows Homeowners Association, Inc.

Centennial Management Company

Annual Meeting Notice

January 13, 2017

The Board of Directors is asking for your attendance at the **Annual Meeting on Tuesday, January 31, 2017 at 7:00 pm to be held at Hawthorn Hill Elementary Cafeteria, 2801 SW Pryor Rd, Lee's Summit, MO 64082.**

In order to conduct official business at this meeting, a quorum of members is needed in person or by proxy. **The quorum to conduct business is 30% or 58 homeowners.** *If you aren't sure if you will be in attendance, return the attached proxy now, and if you are able to attend we can remove the proxy at the meeting. It's VERY important for everyone to do one or the other (be in attendance or return proxy).* In accordance with our Bylaws, if you are delinquent in paying your common and/or special assessments, you are not eligible to vote so make sure those dues are current. Only (1) vote per address.

We will be voting on two (4) board positions, discussing the \$25/annual dues increase, Centennial Management and their scope of work, as well as, adopting the 2017 budget. **We cannot stress enough the importance of your attendance in person OR by proxy. If quorum isn't met at the first meeting on January 31st, a second meeting must be set which is costly** as additional notices must be mailed, a second reservation must be set, etc. and this cuts into the annual budget.

If quorum is **not** met on January 31st, the second Annual Meeting will be held on **Thursday, February 9th, 2017 at 7:00 pm at Hawthorn Hill Elementary Cafeteria, 2801 SW Pryor Rd, Lee's Summit, MO 64082.**

If you know that you cannot be in attendance, you can designate the attached proxy to **Caren Brandenburg, President, PM HOA, 3120 SW Sarah Lane, Lee's Summit, MO 64082.** Proxies may also be scanned and emailed to info@pryormeadowshoa.com.

Annual Meeting Agenda

- Call to Order, Determination of Quorum
- Introduction of Board Members
- Read and approve minutes from the 2016 Annual Meeting
- 2016 Annual Review
- Discussion of the 2017 Budget, including the Contract with Centennial Management
- Approve 2017 Budget
- Election of 2017 Board Members
- Future Projects
- Questions, Concerns, Comments
- Adjournment

If you have any questions regarding the voting or meeting process, please contact Kathi Doherty at Centennial Management at 913.563.4723 or kathi@cmckc.com. Please see the reverse side of this notice for a letter from the Board of Directors.

Thank you, in advance, for your cooperation,

**Pryor Meadows Board of Directors &
Kathi Doherty – Centennial Management**

P.O. Box 15142 Shawnee Mission, Kansas 66285

(913) 648-1500

Dear Homeowners,

The Pryor Meadows Board of Directors has functioned over the past three years as an all-volunteer organization with no more than three board members. The Board of Directors manages all the common areas surrounding the 192 homes that make up Pryor Meadows Homeowners Association with a small budget of \$50,000/year. During this time, the understaffed Board of Directors kept these common areas maintained, performed repairs on the community pool, improved the main entrance landscaping and repaired the security around the community pool. Although these accomplishments are remarkable, the Board of Directors also realizes its limitations.

The Missouri legislature is currently revising statutes related to HOA management. The Jackson County Health Department has assumed regulatory control over public pools, requiring the HOA to submit to inspections and comply with their regulations. Delinquent dues payments have risen substantially, and the time and legal expertise required to pursue payment is beyond the scope of a few volunteers. The HOA also needs a solid plan for continuity as Board Members change. Most importantly, despite keeping the HOA out of debt, the Board of Directors realizes that the current reserve funds are inadequate for future repairs and upkeep of the common areas and community pool.

For these reasons, and others, the Board of Directors contracted Centennial Management to assist with daily tasks and establish continuity within the Board of Directors. To defray the costs of this contract and to build the HOA's reserve funds, the Board of Directors has decided to increase the annual dues by \$25. This increase is allowed in the **HOA Declarations in Article III, Section 3.**

After the Annual Meeting on January 31st, 2017 the only remaining Board Member will be Dan Beumer. It is imperative that the neighborhood comes together and fills the remaining positions on the Board. Since Centennial Management has taken over daily maintenance, the expectation of the Board Members will be much easier for a volunteer organization.

What does Centennial Management do? First, Centennial Management becomes the face of Pryor Meadows, all initial interaction with contractors and residents will be with the Pryor Meadows Property Manager and her assistant. Second, Centennial Management will manage the financial accounting for the HOA and property transfers with title companies. Third, Centennial Management drafts and distributes information to the residents with the approval of the board. Fourth, Centennial Management performs regular property inspections to ensure resident compliance with the HOA governing documents and applies enforcement of any violations, at the discretion of the Board of Directors. Fifth, Centennial Management attends all board meetings and reports to the Board of Directors on all actions and requirements for decisions needing addressed by the Board. Last, but not least, Centennial Management will seek out contractors for any necessary repairs, once contract bids have been approved, Centennial Management will move forward with the designated contactor(s) and see the repairs are made in a timely fashion.

Having Centennial Management work for our community makes the Board of Directors an executive body rather than a property maintenance team. The Board of Directors realizes that our past contract with a property management company did not fare well. The fact that one company did not work out, does not mean that contracting a management company is wrong for our community. It is the Board of Director's firm belief that Centennial Management will not only make the HOA easier to run, but will also help ensure its viability long into the future regardless of who serves of the Board of Directors. We thank you for your understanding and support during this transition.

Sincerely,

The Pryor Meadows Board of Directors