

LEAWOOD METROPOLITAN RECREATION AND PARK DISTRICT
Meeting March 12, 2025

The Leawood Metropolitan Recreation and Park District (LMRPD) Board meeting was called to order at approximately 6:00 p.m.

Attendees: Carole Gottlieb (President); Judy Anderson (Vice President), Amanda Halbert (Treasurer); Carrie Dupree (Secretary); Kyle Sargent (Director). Future board members Logan MacMillan and Marci Turaga were present. Park Manager Ken Leaf was also present. Other community members included Steve Wall, Vicki Bennett, and Tom Bryant.

Location: Leawood Elementary

Approval of Agenda – There were no objections to the amended Agenda as presented via email on March 10, 2025.

Minutes – There were no additional corrections to the amended Minutes (dated 2/19/25 and 3/4/25), sent out via email on March 10, 2025.

Public Comments – Public comments provided during meeting are referenced below.

Contractor Discussions – The board discussed various contract options for landscaping/maintenance services during 2025, and had in-person representatives from Weston and Cox discuss their proposed contracts with the board. The board considered price and service differences among contract options.

- Weston Landscape – Brad Weston (and Victor Velasquez) talked about the new contract and the reasons behind the increase over prior years, as well as answered questions about the services provided. The Weston contract was the most expensive. Weston is the current service provider and has relevant knowledge of our park operations.
- Cox Professional Landscape – Randy Cox talked about the bid provided to the board, and services provided in the contract. The Cox contract was the least expensive and included some items that were excluded in the Weston contract.
- A contract bid also received by LDL and briefly discussed, but no representative present at meeting. This contract bid amount was in the middle of Weston and Cox.

During the discussion, resident Tom Bryant commented on the lack of safety equipment used by Weston while trimming trees in Raccoon Hollar. He also indicated that Weston failed to use plywood under the heavy equipment and left ruts in the grass and cracked the sidewalk.

Amanda moved to engage Cox Professional Landscape for the 2025 growing season, and Carole seconded. Kyle expressed his preference to maintain some continuity by retaining Weston while Ken Leaf learns the Park Manager position. The other board members expressed the need to save money and discussed positive feedback for Cox Professional Landscape's services and company responsiveness based on the work they have done at Vintage Reserve (a longtime VR resident was present at meeting and provided input). The motion to engage Cox passed 4 to 1.

Park Assets – No actions were voted upon.

- ATV and Water Tank – storage and related costs for the ATV and water tank were discussed.
 - Carole expressed frustration over the lack of transparency over storage costs, and changes in storage locations (Dave had contracted with Creekside for storage without board knowledge or approval), while Kyle commented that he trusted the prior PM's judgement on storing this equipment.
 - ATV – Ken communicated that he was willing to store the ATV at his home (\$65/month).
 - Also noted – about 5 years ago, an old ATV was traded in for the current ATV per Kyle, but Carole stated that this was incorrect per financial records.
 - Water Tank – The board discussed possibly selling this, but PM Ken Leaf opined that he would like to hold onto it for now and decide if it's something he would use as new PM. The board will continue to pay needed storage fees (\$25).
- Broken Slide – Ken will get a quote and expects it to be around \$1,000.

Insurance Update – No actions were voted upon.

- Volunteer coverage has been added to the policy (as approved on March 4, 2025).
- There was some limited discussion of saving money by increasing insurance deductibles.
- A discussion occurred between the board and community members regarding Carole's objectives in filing an insurance claim (also documented in February 19, 2025 minutes). Carole filed a pre-loss legal form to start the process, with the objective to fund park maintenance given her view that things had been improperly managed over many years (referenced for support: a 2010 CSU arborist survey for Racoon Hollar with recommended protocols that Carole contends were not implemented, and recent quotes for \$83k and \$118k to conduct comprehensive trimming and landscaping work in Weaver Park). Kyle expressed his disagreement with Carole's assertions and with her insurance claim approach. Kyle also expressed his view that the board made reasonable decisions over time to prioritize projects and maintenance items with the funds and information available. Kyle also expressed concern about an increase in the insurance premiums if a claim were approved and paid. Amanda commented that we would be paying one way or another. There will be no personal liability with the insurance claim; there is insurance coverage for board members to protect them personally. A Prior LMRPD President shared his initial disagreement with the approach, noting that the park board is a small volunteer group with limited resources doing the best job they can within the context of budgetary constraints, and he took issue with the claim that the board did not uphold their duties (particularly when he was a part of the board). Carole explained that the approach is strategic and is not intended to disparage prior board members. No further discussion.

Vintage Reserve – No actions were voted upon.

- Carole expressed concern about how to get needed information to Vintage Reserve, and that mailing information at least one more time is what makes sense to ensure compliance per regulation. Carrie also explained that Bill Davis (both VR Metro District and HOA president) can possibly get the information out to people through various avenues, including social media, VR Metro District, and the VR HOA; Carrie will send a brief communication to Bill. Carole stated that mailings will ensure compliance, whereas social media is not a valid way to officially inform residents, per discussion with Colin Mielke, so we need to mail/deliver info to VR soon.

Other Topics –

- The LMRPD meeting on 3/12/25 discussed the board's decision to hire an attorney to help the board address compliance issues. A community member sought to clarify the board's decision to hire an attorney and have them present at meetings (at the cost of \$1,900/meeting) especially given budgetary concerns. Carole and Kyle both presented their views on this topic. Carole explained that she was unhappy with Colin's performance in his role as board educator. Carole is pursuing a partial refund and Colin Mielke is willing to provide the partial refund if the board voted to do so. Kyle shared his view that Colin performed his legal duties appropriately, and he did not support requesting a partial refund, with general concurrence from Carrie.
 - Based on a board vote, 3 voted to pursue the legal refund and 2 voted against, and the motion passed.
- A community member suggested improvements in transparency of written minutes so that he and others can understand who is making what suggestions (as this is not always indicated). Amanda explained that we have been unsure how much detail to include, and Carole acknowledged the validity of feedback.

Treasurer's Report – Amanda presented the Treasurer's Report. Invoices and documentation were provided in advance of the meeting. After discussion, the report was accepted unanimously by the board.

- Bills paid or to be paid this month include Xcel Energy, Waste Management, Denver Water, Doggie Bags, Honey Bucket, AnderKobes CPA, Keeperly LLC, CO Special Districts Property and Liability Pool, Jefferson County DMV, Seter Vander Wall & Mielke P.C., Weston, Rich Alarcon invoices, and petty cash to Ken. Checks were signed as applicable.
- Some refunds were processed for returned supplies from mailing project (JoAnn Fabric & Crafts and Office Depot).
- The Keeperly invoice looks excessively high, and the board questioned it. The board unanimously approved Judy to pay the invoice, but she will first contact Keeperly and try to negotiate the bill lower prior to the next meeting.

US Bank Single Point and Dropbox – No actions were voted upon.

- Amanda ran into issues with US Bank Single Point (transition to ACH), and there are some expenses associated with this as well. Since Amanda will no longer be the Treasurer as of May, she is not pursuing a new bank account, and the new board can determine if they want to change banks, and how they want to handle ACH.
- Dropbox – we approved this on March 4, 2025, but the expense exceeds the \$200 initially approved. Amanda has looked at other options, and all are priced similarly. No final decision was made, but we need to find a data storage solution as soon as possible.
- Disposal of voided checks briefly discussed – Amanda will shred.

Park Manager Contract – Judy moved to approve the contract, Carole seconded, and the motion passed unanimously. Petty cash was discussed with Ken and is included in contract. Ken will be provided with \$600 petty cash, and Ken will provide receipts monthly for petty cash reimbursement.

Website Update – did not cover this topic.

Park Documents – Carole stated that Kyle had not provided requested documents since he resigned as President in January 2025; Kyle has various hard-copy files at his home that have not been provided, and documents span a period of approximately 20 years. Kyle requested the digitized documents drive from the Treasurer for review. Board members reiterated the need to consolidate all documents digitally in a central, accessible location. No actions were voted upon.

The meeting adjourned at 8:52 p.m.

Carrie Dupree
Secretary

Future Meetings:

Wednesday, April 9, 2025, 6:00 p.m., at Leawood Elementary

Wednesday, May 14, 2025, 6:00 p.m., at Leawood Elementary

Wednesday, June 11, 2025, 6:00 p.m., at TBD