



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

November 15, 2016

7:00-9:00pm

Country Club Congregational Church
205 W 65th Street, Kansas City, MO

- 7:00 Call to Order: President, Tiffany Moore
- 7:05 Introductions: Board members
Committee chairs & volunteers
Special guests and civic leaders
- 7:15 Board Reports:
1. President's report
2. Capital Improvements Program Review
3. 2016 Treasurer's report
4. Real Estate Overview
- 8:15 Board Elections
- 8:30 Neighborhood Conservation Overlay District
1. Framework and priorities for Armour Hills
2. Next steps and process Brad Wolf, City of Kansas City
- 8:55 Adjournment of Business Meeting

Call to Order

The Armour Hills Homes Association Annual meeting ("AHHA") was held at the Country Club Congregational at 7:00 p.m. on November 15, 2016. The following board members attended the meeting: Mary Hutchison, Tiffany Moore, Sam Beckman, Mistie Calvin-Caestecker, and Adam McClun. Gino Serra was absent. Tiffany called the meeting to order, presided, and recorded the minutes. All documents referenced herein were distributed to the directors in advance of the meeting, unless otherwise stated.

Minutes

Introduction and thank-you to all current board members, volunteers, and major vendors.

Guests – City Council

- Scott Taylor, City Council 6th District At-Large
- Kevin McManus, City Council 6th District
- Daron McGee, State Representative, 36th District
- Dr. Mark Bedell, Superintendent of Kansas City Public School District

Each of the guests spoke on relevant topics and provided comments on current initiatives within their role. Dr. Bedell spoke to ongoing changes within the school district and his plans for the future of the public education in Kansas City.

President's Presentation

Tiffany Moore

Neighborhoods:

- Community Topics
 - Legal action against AT&T regarding Main Street construction
 - SidewalksKC – a city-wide sidewalk program without homeowner assessment on the proposed G.O. Bond
- Vacant and blighted properties – current status of 3 properties, one remains a concern
- PIAC Projects
 - Arbor Villa Park improvements will be complete in Spring 2017
 - Sidewalks on East 70th Street and the Main Street extension
 - Brookside Road Study for traffic calming submitted for consideration in 2018

Capital Improvements – Year 3 Report

- Armour Green Fountain: turf repair, tree planting, and landscaping complete
 - Ongoing: stone cleaning/repair
- Entrance monuments at 70th Street and 68th Terrace – final construction review
 - Landscape repair in Spring 2017
- Review process
 - Prioritization process is data driven
 - Scope: visibility, condition, aesthetics
 - Planning score: grouping/planning
- 2017 projects under consideration:
 - Landscaping installations
 - Winthrope Island
 - Main Street Island
 - Brookside Road Islands

- o Wornall Road Monuments at 67th Terrace and 66th Terrace
- o Armour Center Fountain
 - Planning/Plasing
 - Grant Research/Fundraising/501(c)3

Treasurers Report:

Tiffany Moore

- The collections process continues to be successful with a 79.2% recovery rate (by dollar value); to date 54 accounts have been assigned to collections
- 2016 Budget Review
- 2017 Budget Proposal

Upon motion duly made and seconded, the proposed 2017 budget was approved by the membership in attendance.

Real Estate Update

Mary Hutchinson

Median Home Sale Price for Armour Hills

2013: \$249,500, 82 homes sold

2014: \$236,500, 70 homes sold

2015: \$265,000, 69 homes sold (through 10/31)

2016: \$275,000, 71 homes sold (through 10/31)

Armour Hills home prices are on the rise, up 3.7% YTD compared to 2015

Board Elections

Mistie Caestecker & Mary Hutchison

- 2 terms are up (Sam Beckman and Mistie Caestecker), one open seat
- 2017 candidates:
 - o Sam Beckman – running for re-election
 - o Paul Oxler
 - o Stephen Beagle
 - o Jeff Mocker
 - o Frank Kennedy
 - o No nominations from the floor

By written ballot, Sam Beckman, Paul Oxler, and Stephen Beagle were elected to serve as Directors beginning in January 2017.

Neighborhood Conservation Overlay District

Tiffany Moore

Attendees reviewed a presentation on the framework of an overlay and the priorities within Armour Hills that can effectively addressed through this process.


Guest Speaker

Brad Wolf, City Planning

Mr. Wolfe reviewed the process of developing and administering a conservation overlay, the next steps in the process, and how the City can assist the neighborhood as the overlay is developed.

Adjournment

There being no other business, upon motion duly made and seconded, the meeting was adjourned.

A handwritten signature in cursive script that reads "Tiffany Moore". The signature is written in black ink and is positioned above a horizontal line.

Tiffany Moore
Acting Secretary