



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

January 17, 2017

7:00pm

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

Call to order

Agenda

Introduction of Guests

Changes or Additions to the Agenda

Guest Presentation

Board and Committee Reports, Old Business and New Business

Adjournment

Call to Order

A regular meeting of the Board of Directors of the Armour Hills Homes Association ("AHHA") was held at the Country Club Congregational Church at 7:00 p.m. on January 17, 2017. The following people attended the meeting: Tiffany Moore, Sam Beckman, Gino Serra, Mary Hutchison, Adam McClun, Stephen Beagle, and Paul Oxler. The following person(s) also attended all or a portion of the meeting as guests: Those listed on the attendance sheet. 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.

Agenda

Introduction of Guests

The Board welcomed guests and asked them to introduce themselves.

Changes or Additions to the Agenda

Tiffany solicited any changes or additions to the agenda. No changes were made.

Presentation: Variance request for 301 W 68t Terrace

The Board reviewed documents presented by the homeowners related to their request for a zoning variance related to a proposed addition. There was a general discussion with Directors and guests.

Upon motion duly made and seconded, Armour Hills will provide testimony supporting the variance request.

The various board and committee reports, as well as old and new business items, were presented and discussed by the directors.

Meeting Minutes:

- Upon motion duly made and seconded, the October and November meeting minutes were unanimously approved.

President's Report:

- Tiffany provided an update on code enforcement activity and an update on current initiatives and activities affecting Armour Hills, including
 - Update on current building permit violations
 - Review of housing court actions and code violations
 - SidewalksKC – final council hearings on ballot language for the GO Bond
 - AT&T construction – case dismissed, but option for future action
 - Development of MOU with KCATA

Treasurer's Report:

The Board had a general discussion of the financial reports and specific terminology used on the reports; further review of the report format will be addressed with HAKC staff.

- Upon motion duly made and seconded, the November and December financial reports were unanimously approved.

Collections report: The Board had a general discussion about the collections process and reviewed a final draft of the Dues Assessment and Collections Policy. Minor edits will be completed and the final document will be presented at the February meeting.

Communications: The Board had a general discussion about the status of the next newsletter and related communications.

CPAC Report: The Board had a general discussion about the current burglary investigations; there was no CPAC report this month.

Other Board/Committee Reports:

- Capital Improvements:
 - The Board had a general discussion about the outstanding workmanship issues on the entrance monuments and the cancellation of the pocket park survey contract.
 - The Board considered the expense related to preparing and submitting a 501(c)3 application for fundraising efforts on the Armour Center Fountain Island. Upon motion duly made and seconded, the Board approved the expense by a vote of 6 -1.
- Parks & Islands
 - The Board discussed the details of an enhanced maintenance program for Arbor Villa Park and will seek individual donors to assist with this program. Additional information will be requested regarding the use of chemicals on the turf to ensure safe play areas for children and pets.
 - The Board discussed a wedding request for the Armour Green Fountain Island. The request will be supported for a date in May.
- Design Guidelines/Overlay
 - The Board had a general discussion of the status of this initiative and scheduling a Town Hall as the next step in neighborhood engagement.

Old Business and New Business

The Board had a general discussion of the Landscape Maintenance and Communications Manager RFPs. Draft copies will be shared with all the Directors for collaborative editing.

New Business

The following officers were elected for 2017: Tiffany Moore will continue as President, Gino Serra will continue as Vice President, the Secretary position will remain open pending a new Communications Manager hire, the Treasurer position may be filled by a non-Director who expressed interest in the role.

Additionally, the Board confirmed that Stephen Beagle will complete the remaining 2 years on the term previously filled by Director Kidwell; Paul Oxler will fill the new 3-year term.

Upon motion duly made and seconded, a donation to the Country Club Congregational United Church of Christ was approved for the use of their facilities for Association meetings in 2017.

The Board reviewed the 2017 event calendar and approved dates for events through September and the Annual Meeting in November.

The Board had a general discussion about possible PIAC submissions, including traffic calming on Rockhill Road.

The Board and guests reviewed possible changes to the Trolley Trail overpass area to improve visibility and reduce maintenance costs. Guests and the Board addressed concerns with individuals loitering under the bridge, causing excessive litter, and possibly using BB guns to shoot at neighbors in the area.

Adjournment

There being no other business, upon duly made and seconded, the Board unanimously resolved to adjourn the meeting.

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