



## ARMOUR HILLS HOMES ASSOCIATION MEETING

### Minutes

**August 20, 2013**

7:00-9:00pm

**Country Club Congregational Church**  
205 W 65<sup>th</sup> Street, Kansas City, MO

Call to order

### Agenda

Introduction of Guests

Changes or Additions to the Agenda

Scheduled Presentations and Guest Speakers

Consent Agenda, Old Business and New Business

Adjournment



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## 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 at 7:00 p.m. on August 20, 2013. The following attended the meeting: Mary Hutchison, Tiffany Moore, Gino Serra, Gunnar Hand, Mistie Calvin-Caestecker, Mike Loman and David Pucci. The following persons also attended all or a portion of the meeting as guests: Melissa Saubers and the persons listed on the attached meeting attendance sheet. Tiffany called the meeting to order and presided, and Gino 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 the guests and asked them to introduce themselves.

### Changes or Additions to the Agenda

Tiffany solicited any changes or additions to the agenda. None were proposed.

### Scheduled Presentations and Guest Speakers

John Parks, Program Manager, Nuisance Abatement Program, Division of Neighborhood and Housing Services presented on the new nuisance sign ordinance and the enforcement procedures.

Lara Isch, Education & Outreach Coordinator, KCMO Water Services, Overflow Control Program presented on the federally-mandated overflow control program.

### Consent Agenda, Old Business and New Business

The various consent agenda items, as well as old and new business items, were presented and discussed by the directors.

- Upon motion duly made and seconded, the consent agenda items were unanimously approved. The minutes of the June meeting were approved pending change of a reference to Black & Veatch to Burns & McDonnell.
- Tiffany discussed the exploration by the City of a system whereby nuisance violations would be aggregated, thereby better addressing chronic offenders. She also discussed efforts aimed at ensuring that landlords register their rental properties. Finally, she discussed the resources available through MARC for aging homeowners.



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- David gave the treasurer's report. He stated that things were trending over budget and the required dipping in to reserves by \$20,000, due to the tree and snow removal costs, although these were planned costs. He also discussed the CD coming due at Country Club Bank. Upon motion duly made and seconded, the directors unanimously approved rolling over the CD for another nine months.
- Gunnar reviewed the highlights of his report, including the street car project, which could expand to seven corridors, including the Country Club right of way. A public meeting will be held in September.
- David reviewed with the directors a chart modeling potential dues increases and Tiffany tied the discussion into the capital improvement portion of the strategic plan.
- Tiffany reported that the AHHA's Facebook page visits were off the charts. Melissa stated that the ice cream social edition of the Clarionette will go out soon. Tiffany also reviewed other topics to be covered.
- With respect to parks and islands, Tiffany reported that padlocks were placed on the electrical panel of the Edgevale fountain. Also, contractors looked at the wiring of the pump and concluded that not much needs to be done. Also, the damaged post and chain in the Edgevale Park were replaced and reimbursed in full. The directors also discussed whether the lights in the park needed to be repositioned. An inquiry was made on whether the fire hydrants could be painted. John Parks responded that Water Services can facilitate painting and that the orange body and dome color probably couldn't be changed as they are indicative of the size of the water line.
- Mistie stated that she was following up with Public Works on the replacement of missing street tiles.
- Mike reported on the status of AHHA block captain responses. The directors then discussed potential next steps.
- Terre reported on the planning for the Ice Cream Social, the cost of which will be \$1,985, including two food trucks. The Freedom Parade was expected to cost \$500. The directors reviewed the events budget generally and then discussed the potential Movie Night, which would have a cost of \$749. Upon motion duly made and seconded, the directors unanimously approved the event.
- Tiffany reported on crime in AH, indicating that there was an uptick.
- Tiffany stated that Google Fiber installs were continuing.



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- With respect to the old Bingham School, Gunnar stated that another meeting would be held and that a recommendation would be forthcoming.
- Tiffany reported that the boxing business in the Abdiana property has encountered issues with the City that need to be addressed in order for it to operate.
- No updates were available for the Southwest High School track project or the Burns & McDonnell sign matter.
- Tiffany and Gunnar reported that the confirmation had been received regarding AHHA's PIAC grant. The directors discussed a potential issue on the version actually submitted.
- Tiffany discussed with the directors the Ray Wynn snow removal contract. Upon motion duly and seconded, the directors unanimously approved the contract.
- Tiffany discussed with the directors the agenda for the Annual Meeting, including start time and speakers.
- Tiffany discussed a potential financial audit of AHHA as a matter of best practices and the presentation of committee budgets at the next AHHA Board meeting.

### Adjournment

There being no other business, upon duly made and seconded, the Board unanimously resolved to adjourn the meeting at approximately 9:45pm.

  
Gino Serra  
Secretary