



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

January 15, 2013

7:00-9:00pm

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

Call to order

Agenda

Introduction of Guests

Officer Elections

Review and Approval of Minutes

Old Business

New Business

Committee Reports

Activities

KCATA Liaison

City Liaison

Communications

Code Enforcement

Crime Prevention

Parks & Islands

Treasurer's Report

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 January 15, 2013. The following attended the meeting: Tiffany Moore, Gunnar Hand, Gino Serra, David Pucci, Mike Loman, Mary Hutchison and Mistie Calvin-Caestecker. The following persons also attended all or a portion of the meeting as guests: Melissa Saubers, Laura Isch, Brea Buchmeier and Jo Bittel. David called the meeting to order and presided, and Tiffany 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.

Officer Elections

David, current President of AHHA, shared comments on his term as President, thanked the Board, and shared that he did not wish to run again for the role of president. After discussion by the directors and upon motions duly made and seconded, the Board unanimously resolved to elect the following as officers for 2013: Tiffany, President; Gunnar, Vice President; David, Treasurer; and Gino, Secretary. Tiffany presided over the remainder of the meeting.

Review and Approval of Minutes

Upon motion duly made and seconded, the Board unanimously approved the minutes of the regular meeting of the AHHA Board held on November 15, 2012.

Old Business

Tree pruning update. Gunnar provided a recap, VanBooven is done; report and invoice coming soon; report could be the beginning of a regular program of tree care. Gunnar also commented on the spring planting by the City. Mike asked how the tree locations for the planting were identified, i.e. did homeowners request trees? The process of starting at one end of the neighborhood and moving one block at a time was reviewed to answer the question. Additional discussion covered how the work by VanBooven was combined with pruning by the City and the new tree planting. Gino suggested that the new website have information on tree "ownership", care, and sources for help when its needed.



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New Business

Contract review/approval for landscape maintenance provider. Tiffany provided an overview of the 9 responses received for the landscape RFP, highlighting three top bids from Complete Lawn & Landscape, Hermes, and Signature Landscape. Tiffany recommended Complete Lawn & Landscape based on their knowledge of the neighborhood and original design concepts by Hare & Hare as well as their price and key service areas such as fall leaf removal and debris removal. Upon motion duly made and seconded, the Board unanimously resolved to accept the proposal of Complete Lawn and Landscape.

Calendar of events dates for 2013. Garage sale, May 18th. 4th of July Parade. Ice Cream Social, September 8th. Annual meeting TBA.

Clarion and Clarionettes. 3 Clarions and 4 Clarionettes will be printed (one for each event.) Add eco fair? Laura Isch has experience with MARC and would be interested in helping get an "eco fair" started, perhaps in 2014; this could be the earth day type event discussed in past years.

Church donation payment. Tiffany explained that the regular level of donation for use of the church has not been met for several years and that an excessive amount of watering created a budget challenge for the church last summer. Based on the payment report provided by HAKC, Tiffany suggested making a sizeable donation this year to cover the gap in donations. Upon motion duly made and seconded, the Board unanimously resolved to provide a donation of \$1,000 in January for past years and beginning a regular annual donation of \$500 to be paid in February. Tiffany requested that she be able to hand-deliver the \$1000 check to thank the church and explain the amount and February payment.

Pool hours. Tiffany asked for final guidance on new pool hours using the neighborhood feedback. There are an equal number of parents that would like early swim times for young children that nap in the afternoon and those that work and use the pool later in the day. She suggested trying a combination of times. Laura Isch (guest) suggested one day of early hours and called it "Toddler Tuesday". All agreed this was a great idea and catchy phrase. Pending final confirmation by the City, pool hours for 2013 will be: Tuesday, 11 – 4; W/Th/F, 1 – 6; S/S 1 – 5.

Neighborhood stickers/business cards. Due to time constraints, this item was deferred to the February agenda.

[Due to a schedule conflict, David requested that the Treasurer's Report be moved up and was presented at this point in the agenda.]



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Review survey. Some discussion of the survey was held. Tiffany shared that she had already been in touch with the individuals that volunteered for Parks & Islands, Trolley Trail, and Communications and had identified chairs and co-chairs for those topics. Tiffany commented that overall the survey seems to support the master plan concept discussed in previous years. This seems to be the right time to develop that plan and is something she would like to see accomplished during her time as President. Gunnar and Gino will start an ad hoc committee to work on the master plan and work toward a tangible product that could be presented at the annual meeting. Having just received the report, each board member will have time to review the survey and prepare for a more detailed discussion at the February meeting.

New Committee chairs. Note above regarding P&I, TT, and Communications. No other discussion.

Water services liaison. Tiffany introduced Laura Isch, who is an AH homeowner and works for the Water Department. She is able to provide a more direct line of communication for Mary's efforts to track and resolve water issues in the neighborhood.

Rental registration notice. Tiffany asked if the board would support a letter sent from AHHA to known rental properties in the neighborhood to remind them of the registration requirement and their obligation to pay dues. All agreed this would be a good idea. Gino asked whether registered properties could be searched on the City's website and how to do it. Laura Isch thought that was possible. Mary was going to try and find out for sure and share with the rest of the Board.

Walmart proposal for school property. There was significant discussion of the Walmart proposal being considered for the Bingham School property. Both Melissa and Gunnar provided background, confirmed some of the details and shared additional input. Mike added his concerns for traffic around the adjacent schools. The strategy will be to first oppose this proposal as one effort and then support or suggest alternatives as a separate effort to fit into the procedure outlined by the School Board Repurposing Team. A letter will be written in opposition of the Walmart proposal that identifies key community issues of safety, traffic, and locally-owned businesses. Gino suggested looking for the Brookside ordinance that successfully excluded McDonald's and big box stores from the area for useful verbiage. Tiffany will send a draft out for comment by all board members. Melissa shared a meeting set for Thursday evening to discuss potential alternative uses and how they might be developed. All are invited.

Committee Reports

Activities. No report.

KCATA Liaison. Advisory committee meeting scheduled for late January, some vandalism reported in the new landscaping on the Trolley Trail.



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City Liaison. No report, but Gunnar did announce the school board meeting at Border Star scheduled for January 24th. Details are available on our FB page and website.

Communications. Melissa provided analytics on the FB page and website. A discussion of planned content and some additional suggestions included a short review of the committee meeting on Sunday.

Code enforcement. Mary's report was abbreviated because she wasn't feeling well, but she is tracking several items and will provide more detail at the next meeting.

Crime Prevention. Tiffany reported that Kay Crosson is still attending the CPAC meeting on behalf of AHHA and that things have been very quiet. Two cars have been stolen this winter, but were recovered. Gino and Tiffany discussed a situation where a homeowner didn't call the police that might have been connected to one of the car thefts. Gino suggested that we do a feature on the use of 911 and that callers don't have to commit to waiting for the Police to encourage more homeowners to call when they see something suspicious.

Parks & Islands. Tiffany referred to the earlier action of selecting a new contractor as the primary business, but also shared that the pool shed had been "tagged" twice recently and that bushes that create the hiding spot will probably be trimmed to open it up. Mary suggested that the pool hours be posted somewhere; Tiffany shared that the west side of the pool shed might be a good spot and might deter the spray painting. Painting the hours on the shed as part of a mural (perhaps by Jo Bittel, the logo designer) was suggested. Tiffany's annual meeting with Parks is scheduled for January to review options for improvements in Arbor Villa and how that might tie into the neighborhood master plan.

Treasurer's Report

David shared the monthly reports from HAKC, reviewed the 2013 budget numbers, and confirmed the 2012 contribution to the reserves. A few questions were addressed, David confirmed that types of investments used for non-liquid assets. Upon motion duly made and seconded, the Board unanimously resolved to approve the report. There was a discussion as to the appropriate level of reserves for an HOA. Mike asked what reserves money was intended to be used for. Tiffany responded that it would cover damage to the fountains or other maintenance issues outside of the regular budget or legal action required by the HOA. David indicated that he would like to develop an investment policy for AH. Others suggested that the document be expanded to include recommended levels of reserves and other aspects of the HOA finances.

Adjournment



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There being no other business, upon duly made and seconded, the Board unanimously resolved to adjourn the meeting at approximately 9:00pm.

A handwritten signature in cursive script that reads "Tiffany Moore".

Tiffany Moore
Secretary of the Meeting