



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

June 18, 2013

7:00-9:00pm

Country Club Congregational Church
205 W 65th 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

Executive Session

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 June 18, 2013. The following attended the meeting: Mary Hutchison, Tiffany Moore, Gino Serra, Gunnar Hand and Mistie Calvin-Caestecker. The attendance of Mike Loman and David Pucci were excused. The following persons also attended all or a portion of the meeting as guests: 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

Christina Komonce, Kansas City Google Fiber Community Coordinator, discussed with the directors and guests the upcoming registration deadline for Google Fiber service in Armour Hills, the date of installs in Armour Hills (late July to the back of homes and early September for inside installs) and took questions regarding service packages and other service-related details of their offering. In response to a question, Ms. Komonce stated that studies have shown that homes with Google Fiber see an average of \$2,000 to \$5,000 increase in value. She also walked through the various packages and pricing.

Alex Petrovic, whose property abuts one of the pocket parks, asked questions regarding the upcoming tree trimming project for those parks and expressed concerns regarding potential damage to his driveway, which will be used as access by heavy equipment. Other questions from the guests included related to tree removals in those parks, number of unrelated persons who can reside in a rented home in Armour Hills, and parking on 65th Street and Wornall (by the Christmas tree lot).

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.



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- Upon motion duly made and seconded, the consent agenda items were unanimously approved. Gunnar abstained, as he didn't attend the last meeting.
- David gave the Treasurer's report and a motion was duly made to approve an A/R write-off in the amount of \$83, which motion was seconded and unanimously approved.
- Cathy McKinney and Melissa provided the communications report. They added that AHHA is on pace to collect \$2,000 in ad revenue this year.
- Mary gave the codes enforcement report. She explained for the guests the codes enforcement process.
- Tiffany gave the parks and islands report. She discussed the memorial policy established by the KCATA. In response to concerns expressed by a guest regarding grass cutting, Tiffany explained that the plant manager of the KCATA had retired and that a new contractor and project manager had been hired and that there had been some issues. She also specified that flowers will be planted in the islands by the end of the month and also discussed future stone work on the KCATA bridge. Mary asked about potential surveying of the pocket parks. Tiffany discussed the high costs for a full survey and suggested a targeted survey, which could be only \$600 (e.g., indicate whether the trees are in the parks or on private property.)
- With respect to the crime report, there were only reports of a few cars broken into.
- Melissa provided an update on the repurposing of the old Bingham School and discussed the community meeting that was held. Topics included the site plan, car/truck access, the trolley trail, potential concessions by Walmart, and use of the property for sports. Tiffany also discussed the potential traffic flow issues and a potential letter from the Board. Upon motion duly made and second, preparation of a letter stating the Board's position on the various issues was unanimously approved. Gunnar abstained.
- With respect to the former Brandsmart property being redeveloped by Abdiana, Tiffany reported that there were no developments.
- It was reported that delinquent dues amounted to \$28,000.
- Tiffany reported that with respect to the business sign ordinance, things were in a holding pattern and sitting in committee.



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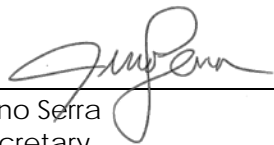
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- Mistie reminded everyone that the police appreciation picnic would be held the next Saturday from 3pm to 6pm.
- Tiffany reported that at the June PIAC meeting, AHHA's three requests were presented. These covered the finishing of tree work, future repair of the KCATA bridge at 69th, and replacement of the tennis courts. She also discussed the option of mini grants, but which required minimum volunteer hours and the requirement to disclose financial information.
- Tiffany discussed the status of the formation of a best practices committee.
- Tiffany discussed the strategic planning meeting that was held and asked the directors whether the recap that had been prepared was accurate, which the directors confirmed. Plans for the annual meeting were discussed.
- Potential bylaw amendments were discussed, including the timing of the annual meeting and a potential amendment and restatement. Gino would provide a form to start with.
- The Board then went into executive session to review the service contract bids for the tree services in the pocket parks and islands. Additional due diligence steps were discussed before making a decision.

Adjournment

There being no other business, upon duly made and seconded, the Board unanimously resolved to adjourn the meeting at approximately 10:00pm.


Gino Serra
Secretary