



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

May 21, 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

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 May 21, 2013. The following attended the meeting: Tiffany Moore, Gino Serra, David Pucci, Mike Loman and Mistie Calvin-Caestecker. The attendance of Gunnar Hand and Mary Hutchison 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

Justin Titus of Monet Aquatics discussed with the Board his experience in providing maintenance of fountains and his proposal for cleaning and maintaining AHHA's fountains. He discussed the techniques he would utilize and provided his thoughts on the potential replacement of the Rockhill fountain. His services would start up before Mother's Day and end by Halloween. He noted that he does not cover electrical and backflow preventers for insurance reasons.

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. Tiffany noted to Gino certain corrections to the minutes.
- With respect to the repurposing of the old Bingham School, Tiffany reported that an additional community meeting was being planned and attendance is encouraged.



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- With respect to the former Brandsmart property being redeveloped by Abdiana, Tiffany reported that Abdiana's building to the south was cited for code violations.
- Gino reported that he has exchanged some emails with Dan Newman regarding the Southwest High School track project but no plans have yet materialized.
- Gino reported that he will discuss with one of his firm's summer clerks to conduct research on the issue of enforceability of the homeowners' dues.
- Tiffany reported that with respect to the business sign ordinance, Carol Winterowd attended a meeting with Burns and McDonnell in connection with an attempt to negotiate a solution. If a solution is reached, B&M would then back off of its efforts to see a change in the sign ordinance city-wide. The next hearing on the issue will be on May 29th. Tiffany asked the directors whether the Board should offer testimony or provide a position statement. Gino noted that, as discussed at the last Board meeting, it should be the policy of the Board, when a request to take a position is received, to table the request pending due diligence investigation.
- Mistie provided an update on the police appreciation picnic, information on which is set forth on a flyer. The various homes associations, including AHHA, will donate food. A budget ceiling was discussed and upon motion duly made and seconded, the Board unanimously approved setting the budget ceiling at \$250 and to take those funds from an appropriate line item (e.g., codes enforcement.)
- Mistie reminded the directors about the upcoming Brookside Shred Event to be held on June 8.
- Tiffany discussed the upcoming hearing for PIAC requests, to be held on June 6 at the Country Club Congregational Church. She and Gunnar will be presenting for AHHA. Tiffany and Gino discussed the idea of a multisport space where the existing tennis courts are located in Arbor Villa Park. Gino will continue to do more research on potential layouts, costs, public park examples, etc. The park at 79th and Stateline could be a good example.
- On the nuisance sign ordinance, Gino stated that he has not yet prepared a draft summary but added that he will include a description of the "deputization" process.
- Tiffany discussed the City's income-based repair program and the procedures for applying. This program is meant for larger repairs, such as an electrical box, furnace, etc. She also discussed the recent partnering by the City with a for profit company to offer insurance for water/sewer repairs.



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- Tiffany then discussed the RFP for tree removal and other improvements to the pocket park #2. She also discussed a RFP to do a title search on "private right-of-ways" as access to the pocket parks is uncertain. There may be grant funding for certain repair work. Francie Vandergriff provided her thoughts on the conditions of the pocket park near her.
- Tiffany discussed with the directors the potential alternatives to representation by the Homes Associations of Kansas City (HAKC), an alliance of homes associations, including AHHA. Some homes associations are shifting to private property managers. AHHA currently pays \$10,000 a year. Another approach could be to reactive the best practices group of certain interested homes associations.
- Tiffany summarized the current situation with respect to solicitors in Armour Hills and discussed the idea of a "no soliciting" policy. A potential issue is that law breakers tend not to abide by such policies.
- Tiffany then went over the proposal for the ice cream social, including having food trucks instead of free food beyond ice cream. She also discussed the hours, with 3pm to 7pm being a potential timeframe.
- Tiffany discussed potential best practices for communications outreach/community involvement, as described in the President's Report. She cited the example of certain FB posts that went viral and whether certain events should have more limited distribution. Also discussed were ideas for coordinating donation requests for new neighbor bags. Finally, the idea of adding "occupant" addresses to printed mailings of Clarion/Clarionette rather than names was discussed. This would ensure, for example, that renters would be better informed.
- Gino reported that a number of neighbors have expressed concerns about speeding in the neighborhood, including a new Armour Hills resident who is a traffic engineer in Johnson County and who has volunteered to research the background of the differences in speed limits in Armour Hills. Francie also provided her thoughts on requests for speed traps.



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Adjournment

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


Gino Serra
Secretary