



## ARMOUR HILLS HOMES ASSOCIATION MEETING

# Minutes

January 21, 2014

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, Gunnar Hand, Mistie Calvin-Caestecker, Gino Serra, Sam Beckman and Bill Kalahurka. 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 Couture, owner of Bier Station, discussed with Board the Sunday liquor license he received including the reduced hours of Noon to 8pm. The process for seeking the license and the required neighborhood input was discussed.

### 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. For the Annual Meeting minutes, a change was made to clarify that the new dues amount would be effective beginning with the 2014 fiscal year.
- Tiffany gave the treasurer's report. She highlighted the following: income and the offsetting expense resulting from an insurance payment received for landscape damage by the ATA contractor and the repair work performed by Rosehill; for 2013, AHHA had a deficit of \$28,000; the level of delinquencies; and the proposed 2014 Budget. Upon motion duly made and seconded, the 2014 Budget



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was unanimously approved by the directors, with certain adjustments to be determined at a later time.

- Tiffany provided an update on the damage to one of the monuments along Wornall Road.
- With respect to the Abdiana property issue, there have been no changes in the situation.
- The Board discussed the street car project, for which Gunnar recused himself. Topics discussed included: the TDD boundaries, the August and November votes; the special assessment; community meetings; and panel discussion for AH.
- Tiffany introduced the proposed slate of officers for 2014. Upon motion duly made and seconded, the following were unanimously elected: Tiffany, President; Gino, Vice President; and Matt Thompson, Treasurer. Because Matt is not a director, it was clarified that the Bylaws do not require the Treasurer or Secretary to be members of the Board. The Secretary position remains vacant.
- Upon motion duly made and seconded, the Board unanimously approved the annual donation to the Country Club Congregational Church in recognition of hosting the Board meetings.
- Various committee reports were given. Items discussed included the annual garage sale to be held in May and the creation of a tree board.
- Mary discussed the topic of time management for Board meetings.
- Tiffany reported that the UMKC Center for Neighborhoods was being restarted. She also reported on the activities of the Kansas City Neighborhood Advisory Council.
- The strategic planning session for the Board will be held at Cowork on February 1, 7am to 9am.



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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 8:49pm.

  
Gino Serra  
Secretary