



ARMOUR HILLS HOMES ASSOCIATION **MEETING**

Minutes

May 20, 2014

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

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 20, 2014. The following attended the meeting: Mary Hutchison, Tiffany Moore, Mistie Calvin-Caestecker, Gino Serra, Bill Kalahurka, Sam Beckman, and Matt Thompson. 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, presided, and 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.

Changes or Additions to the Agenda

Tiffany noted that the Fountain Restoration and Parks & Islands report topics would be moved to the end of the meeting for discussion.

Scheduled Presentations and Guest Speakers

Patrol Officer Chris Carletta (sp?) with KCPD Metrol Patrol presented current crime statics and answered questions regarding recent activity. He indicated that the neighborhood numbers look good and had no specific concerns in our immediate area.

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.
- Mary and Mistie provided updates on outstanding codes issues and notice letters; Tiffany requested an update on a long-standing issue, which Mary will look into.
- Mistie provided an update on the CPAC meeting, which reflected the low activity from the officer's report earlier in the meeting.



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- Tiffany discussed the Armour Hills Tree Board. Many responses have been received from the Emerald Ash Bore flyer and survey with almost all interested in treating their trees.
- Joan Awald is beginning to plan the Freedom Parade and may be present at the June meeting with specifics. The Events Chair, Terre, is moving from the neighborhood, which may delay the start-up of the Eco Fair event; Mistie and Mary volunteered to take over the Ice Cream Social.
- There has not been any new activity on the Abdiana property. It was noted that the adjacent boxing business has relocated and that building is empty now, as well.
- Tiffany requested assistance in coordinating the next issue of the Clarion. There are volunteers to research and write articles, however, each issue needs some coordination in terms of content and timing to ensure that the information is ready for Melissa to format and edit on schedule.
- Tiffany reported that the UMKC Center for Neighborhoods is moving forward and is planned to open in late 2014. This will be a brick and mortar facility with a number of services geared specifically toward neighborhoods and their leadership organizations. No updates on the Kansas City Neighborhood Advisory Council.
- The brick monument and landscaping repair was completed through an insurance claim. The additional cast stone cap considered to increase the lifespan of the masonry work was more expensive than anticipated. The mason recommended waiting for a better price and possibly joining with a larger project to benefit from a volume discount.
- No update on Association Dues Assurance Corporation to see if they would be able to help with delinquent dues collections.
- Tiffany has accepted Gunnar Hand's resignation from the board. As prescribed in the Association by-laws, the board appointed a new director to fulfill the remaining term of the open seat. Upon motion duly made and seconded, Matt Thompson was appointed to fill the open seat. Matt has been volunteering as the non-director Association Treasurer since January. Tiffany noted that his research into Association documents has already been very helpful on several issues.



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- A proposal for the wading pool season extension was discussed, acknowledging the importance of this neighborhood amenity. Upon motion duly made and seconded, the dates for the 2014 swim season were set at June 1 – August 10 with an expense to the Association of \$1572.90. This expense is budgeted.
- Fountain maintenance will be limited this year, so time and materials charges were reviewed from Monet Aquatics. Costs will be limited to work already completed and as-needed support for the restoration planning process. This expense is budgeted.
- Tiffany reported that Armour Hills received two PIAC grants for 2014. The largest of the two is the Arbor Villa tennis court replacement, which will fully replace the concrete slab, court surface, fencing, and net, in addition to providing ADA upgrades to the court entrances and water fountain. The second request will fund additional tree plantings that may be used to offset Ash tree losses.
- The board discussed delinquent dues and strategies to reduce the number of seriously delinquent accounts. The board explored potential approaches for alternative payment arrangements for those residents who have expressed an interest, demonstrated a financial need, and meet criteria to be established by the board.
- Architectural plans prepared for a variance request were reviewed. The board had a short discussion and noted the intent of the design to integrate the addition into the style of the home and neighborhood.
- The board reviewed two inquiries from outside organizations and referred both to the Communications Manager for paid ad space.
- Tiffany reported that the plumbing has failed at Armour Green fountain and means that neither fountain will open this year. The board had a discussion as to the best approach to the restoration project with both fountains in disrepair. The project scope will adjust to develop the plans for both fountains at the same time and then prioritize the necessary construction work based on cost. Signs will be made for each fountain to provide information on the restoration efforts.
- The Parks & Islands report provided an update on additional plant losses and clean-up work resulting from the extreme weather in 2012 and 2013. The statuary is also showing signs of failure in some locations and will require attention as part of future planning efforts.



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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 9:00 pm.

A handwritten signature in black ink that reads "Tiffany Moore".

Tiffany Moore
President, Acting Secretary