



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

November 17, 2015

7:00-9:00pm

Country Club Congregational Church

205 W 65th Street, Kansas City, MO

- | | | |
|------|---------------------------------|--|
| 7:00 | Call to Order: | President, Tiffany Moore |
| 7:05 | Introductions: | Board members
Committee chairs & volunteers
Special guests and civic leaders |
| 7:15 | Board Reports: | <ol style="list-style-type: none">1. President's report2. Capital Improvements Program Review3. 2015 Treasurer's report4. Real Estate Overview5. Housing Stock and Community Preservation<ol style="list-style-type: none">a. Residential Zoning & Tools for Homeownersb. Community Development |
| 8:00 | Board Elections | |
| 8:15 | Adjournment of Business Meeting | |
| 8:20 | Guest Speaker | Troy Schulte, City Manager
City of Kansas City, Missouri |

Call to Order

The Armour Hills Homes Association Annual meeting ("AHHA") was held at the Country Club Congregational at 7:07 p.m. on November 17, 2015. The following board members attended the meeting: Mary Hutchison, Tiffany Moore, Gino Serra, Sam Beckman, Mistie Calvin-Caestecker, Dean Johnson and Bill Kalahurka. Tiffany called the meeting to order and presided, and Melissa recorded the minutes. All documents referenced herein were distributed to the directors in advance of the meeting, unless otherwise stated.

Minutes

Introduction of all current board members

Guests – City Council

- Scott Taylor, City Council 6th District At-Large, discussed PIAC, new city council members, planning & zoning committee – new investment and development along 63rd St (Brookside East)
- Kevin McManus, City Council 6th District, discussed how to communicate with him and some of the projects he is working on

President's Presentation

Tiffany Moore

Neighborhoods:

- Capital Improvements –
 - Sundial restoration: marble & landscaping
 - Armour Green Fountain: new fountain equipment, electrical repairs, entrance sign and new fountain
 - Finish in Spring: turf repair/landscaping
 - Ongoing: stone cleaning/repair
 - Prioritization process is data driven
 - Scope: visibility, condition, aesthetics
 - Planning score: grouping/planning
- 2016 projects:
 - Wornall Road Monuments
 - Landscaping installations
 - Armour Green
 - Others to be determined
 - Armour Center Fountain
 - Planning
 - Grant Research
 - Phasing
- Vacant properties/blight – 3 properties on the radar

Community:

- Digital signage ordinance –
- PIAC Projects-
 - 2015 projects included:
 - Arbor Villa Park Playground equipment
 - Block sidewalk requests
 - Main Street sidewalk gap project on Main to Gregory
 - 2016 projects requested
 - Arbor Villa Park Improvements
 - Brookside Road study

Treasurers Report:

Tiffany Moore

- Collections
- 2015 Budget Review
- 2016 Budget Proposal

Real Estate Update

Mary Hutchinson

Median Home Sale Price for Armour Hills

2013: \$249,500, 82 homes sold

2014: \$236,500, 70 homes sold

2015: \$265,000, 69 homes sold (through 10/31)

Armour Hills home prices are on the rise, up 11% YTD compared to 2014

Resources for Homeowners

Sam Beckman

- kcmo.gov
- building permits/zoning
- detached garage City zoning requirements

Housing Stock and Neighborhood Preservation

Gino Serra

- AH surveys have indicated that residents believe that protecting and preserving historic character of AH is important
- Homes in AH approaching 100 year mark; infill is inevitable
- Very few design restrictions or requirements in original JC Nichols documents
- AH Board's strategic plan includes exploring potential approaches for protecting and preserving character of AH

Community Development

Dean Johnson

- Gregory Boulevard
- B Cycle bike sharing station at Gregory along the Trolley Trail

Board Elections

Bill Kalahurka

- 2 terms are up (Tiffany Moore and Bill Kalahurka)
- 2016 candidates:
 - Tiffany Moore – running for re-election
 - Steve Kidwell – new candidate
 - David Pucci – new candidate
 - No nominations from the floor
- Tiffany Moore was re-elected and Steve Kidwell was elected to his first term

Guest Speaker

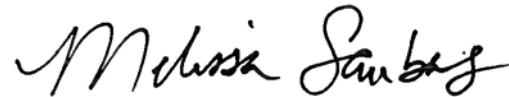
Troy Schulte, KCMO City Manager

- City receivership to help deal with code enforcement and blighted property

Thank-you to First Washington Realty (Brookside Shops owners) for the food donations.

Adjournment

There being no other business, upon duly made and seconded, the meeting adjourned at approximately 8:47pm.



Melissa Saubers
Secretary