



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

June 20, 2017

7:00pm

Country Club Congregational United Church of Christ

205 W 65th Street, Kansas City, MO

Call to order

Agenda

Introduction of Guests

Changes or Additions to the Agenda

Board and Committee Reports, Old Business and New Business

Adjournment

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 United Church of Christ at 7:02 p.m. on June 20, 2017. The following people attended the meeting: Tiffany Moore, Gino Serra, Paul Oxler, and Stephen Beagle; Mary Hutchison, Sam Beckman, and Adam McClun were absent. The following person(s) also attended all or a portion of the meeting as guests: Matt VanderMolen of Heartland Tree Alliance, Matt Staub of Proxima (Communications Management), and those listed on the attendance sheet. Tiffany called the meeting to order and presided. Stephen Beagle 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 Matt VanderMolen of Heartland Tree Alliance (HTA), who gave an overview of HTA and their public tree planting program.

HTA is an organization under the umbrella of Bridging the Gap, and is currently under contract with Parks and Recreation to plant street trees in the public right-of-way, following the current street tree ordinance language. The planting program includes considerations (using mature tree size) for tree lawn width, distance between trees, and species diversity.

HTA partners with neighborhoods to identify locations for new trees and to plant trees once a watering pledge is secured. To be eligible to receive a new tree, the property owner must agree to water the tree as necessary for two years. Mulch and Treegator bags for watering are included with each planting. Volunteers interested in planting trees will receive a 30-minute training on planting, with information on planting depth, etc.

The Board also expressed interest in educational materials for residents on care of newly planted trees and the long-term maintenance of mature trees.

The Board will continue to work with HTA to develop and distribute printed material as well as digital resources through social media, neighborhood emails, and on the AHHA website. HTA may also attend future AH events to share information and sign up property owners willing to care for newly planted street trees.

Changes or Additions to the Agenda

Tiffany solicited any changes or additions to the agenda. No changes were made.

Meeting Minutes:

- Upon motion duly made and seconded, the May meeting minutes were unanimously approved.

The various board and committee reports, as well as old and new business items, were presented and discussed by the directors.

President's Report: Updates were provided on several topics and initiatives.

- Housing Update/Code enforcement - There have been a couple of zoning violations for tall fences on corner lots.
- KCPS South Middle School Steering Committee – Meetings have been concluded; KCPS will issue report(s) to share the findings of the committee.
- Bicycle Master Plan Steering Committee – No update
- CC/Waldo Area Plan Steering Committee met on 6/15. There is a public meeting on 6/22 to discuss the overall plan and request public input on things like zoning recommendations and pedestrian access.
- Sidewalk Program Working Group presented their findings to business session of city council.

Treasurer's Report:

- Upon motion duly made and seconded, the May financial reports were unanimously approved.

Block Watch/CPAC Report:

- No update on block watch.
- Upon motion duly made and seconded, the board approved funding to hire an off-duty KCPD officer to patrol parks and islands in the neighborhood on the 4th of July.

Other Board/Committee Reports:

- Communications – Matt Staub presented
 - Facebook posts have been going out; Matt is mixing in fun stuff along with neighborhood business.
 - Email updates have been going out, and click-through rate is good – about 50%.
 - Website cleanup and consolidation is underway.
 - Board discussed again the need for documenting the operational workings of the board, including how to use each of the AHHA tools.
- Tree Board
 - No additional update beyond HTA presentation.
- Events
 - Freedom Parade
 - Volunteers are needed for parade.
 - Arbor construction has eliminated the possibility of changing the route to start on the Trolley Trail and end up in Arbor Villa Park; this may be a possibility in the future to consider, to allow families to gather more comfortably afterwards.
- Capital Improvements:
 - Armour Center Fountain planning – getting ready to submit the paperwork for 501(c)3.
 - Entrance monuments, resolution – information/invoices to complete the Phase 1 contract resolution has been received

- Parks & Islands
 - Arbor Villa project – arbor construction has been delayed until fall to allow opening of the pool; the pool is being well-used.
- Brookside Rd islands installation – No acceptable bid has been received; board is considering directing a crew or recruiting volunteers to execute a plan based on original JC Nichols landscaping plan for islands.
- Community art program/statue repairs – Good feedback so far; the board will continue to consider this.
- Design Guidelines/Overlay
 - Need to better document current restrictions; the board had previously talked about developing a visual guideline. Tiffany will put Gino in contact with an architect to develop the guideline document.
 - Discussion about including this as part of welcome packet.

Old Business and New Business

- Association Management Providers
 - Midwest Fidelity believes they are about a month out from offering expanded services for a more holistic dues program
 - Further evaluation of current management services is necessary
- Updating AH Information Packets and resources
 - HAKC does not send out welcome packets to business names; this means renovation companies are missed.

New Business

- 2017 PIAC Request Priorities
 1. Traffic calming on Brookside Road at 69th Street
 2. Traffic calming on Rockhill Rd/crosswalk to Académie Lafayette
 3. Arbor Villa Park pool infrastructure

Closing Round

Guests brought to the board's attention developer research into adding new construction on Gregory Boulevard that would include a drive-through lane. Tiffany will look into this.

Collections Report - the board entered a closed session to discuss specific account information.

Adjournment

There being no other business, upon duly made and seconded, the Board unanimously resolved to adjourn the meeting at 8:50 PM.