



## ARMOUR HILLS HOMES ASSOCIATION MEETING

### Minutes

March 21, 2017

7:00pm

Country Club Congregational  
United Church of Christ  
205 W 65<sup>th</sup> 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 7:06 p.m. on March 21, 2017. The following people attended the meeting: Tiffany Moore, Sam Beckman, Gino Serra, Mary Hutchison, Adam McClun, Stephen Beagle, and Paul Oxler. The following person(s) also attended all or a portion of the meeting as guests: Those listed on the 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 guests.

### Changes or Additions to the Agenda

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

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

### Meeting Minutes:

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

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

- The Board had a general discussion about code enforcement, building permit violations, and the number of construction projects currently underway in the neighborhood. Enforcement capacity is an issue for the City. 311 is an appropriate way to report code or building permit issues – pictures or files can be uploaded and more detail is better in the report
- Ongoing public initiatives include the KCPS South Middle School Steering Committee and the Bicycle Master Plan Steering Committee
- The Board had a general discussion about the upcoming St. Andrew's construction project at 65<sup>th</sup> Street and the status of food trucks and the use of the Gregory parking lot.
- The Board had a general discussion about the upcoming GO Bond election. A position statement on behalf of the Board of Directors will be drafted to highlight the aspects with the most direct benefits to Armour Hills.

### Treasurer's Report:

The Board had a general discussion of the financial reports.

- A question was addressed regarding unused snow removal funds from 2016. The funds remain in the general fund; a formal transfer to the reserve fund could also be done.
- Upon motion duly made and seconded, the February financial reports were unanimously approved.
- The Board had a general discussion about recent email hacking schemes targeting HOAs. Until a more secure process is identified, AH check requests will be sent by mail.

**Collections report:** The Board had a general discussion about delinquencies and addressed the details of a property titling issue.

**Block Watch/CPAC Report:** The Board had a general discussion about the recent vandalism and steps taken to address the activity. Signage may be added at the tennis court to discourage the use of bikes and skateboards on the court. Safety improvements under the Trolley Trail Bridge may be address through the maintenance partnership with KCATA.

**Other Board/Committee Reports:**

- Tree Board
  - Directors Adam McClun and Stephen Beagle presented information about the availability of trees and the inventory grant. Specific locations for new trees were discussed.
- Capital Improvements:
  - The Board had a general discussion about the steps needed to close out the construction contract for the monuments at 70<sup>th</sup> St & 68<sup>th</sup> Terr.
- Parks & Islands
  - The Board formally awarded the 2017-2018 maintenance contract to Impact Landscape; they have already started spring work
- Design Guidelines/Overlay
  - No new information was presented.

**Old Business and New Business**

- The Board had a general discussion about the former Brandsmart building on Gregory; the Board will not pursue public involvement on this issue.

**New Business –** The Board reviewed proposals and awarded contracts for several projects and roles:

- The Communications Manger contract for 2017 was awarded to Proxima, LLC.
- A contract was awarded to Vision Masonry for the reconstruction of entrance monuments at 67<sup>th</sup> & 66<sup>th</sup> Terrace.
- A contract was awarded to Heritage Irrigation for the Armour Green fountain island.
- A contract was awarded to Cartwright Tree for the removal of three declining trees.

The Board had a general discussion about the condition and potential of concrete statues and “ornaments” across the neighborhood, including concerns about neighbors’ reaction to the removal of the pieces. Outreach on a community art program will be initiated before changes are made.

## Adjournment

There being no other business, upon duly made and seconded, the Board unanimously resolved to adjourn the meeting at 9:14 PM.



---

Tiffany Moore  
Acting Secretary