



ARMOUR HILLS HOMES ASSOCIATION MEETING

Minutes

July 18, 2017

7:00pm

Country Club Congregational United Church of Christ

205 W 65th Street, Kansas City, MO

Call to Order

Agenda

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 July 18, 2017. The following people attended the meeting: Tiffany Moore, Paul Oxler, Sam Beckman, Mary Hutchison, and Stephen Beagle. Gino Serra and Adam McClun were absent. The following person(s) also attended all or a portion of the meeting as guests: Matt Staub, 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.

The Board welcomed guests, and since there were several residents in attendance who had not previously attended meetings the board introduced themselves to the group.

Agenda

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.

7:10 PM Meeting Minutes:

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

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

- Housing Update/Code enforcement – There were no significant updates.
- Bicycle Master Plan Steering Committee
- CC/Waldo Area Plan Steering Committee – The committee held a public meeting on 6/22/17 at Research Hospital; the steering committee will meet again next week. Presentations and information are available on the city website for review. The goal of the committee is to finish and have the review completed by December.
- Sidewalk Program Working Group - Presentation was made to City Council in business session; current backlog will be executed as part of the first year of the GO Bond; not sure if this includes work in Armour Hills.
- Armour Hills Community Foundation – The foundation has been incorporated with the state of MO; getting ready to submit 501(c)3 application to the IRS.
- Development inquiries on Gregory Blvd - Developers are interested in working with the neighborhood on what the opportunities are; no projects are currently in progress.

Treasurer's Report:

The Board had a general discussion of the financial reports.

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

Collections report:

- 23 accounts are delinquent two years and will be assigned to collections.

Block Watch/CPAC Report:

- Communications have been going out to identify and recruit block captains; Paul has requested that block captains distribute flyers and collect neighbor contact information for phone tree
- The Board discussed the possibility of publishing block captain information online; privacy is a concern.
- There was a general discussion with those in attendance about hiring private security.
 - AH is working to reconnect block captains and restart a formal block watch program.
 - There is also an outstanding question about how the neighborhood's liability insurance rates/coverage would be affected if armed private security was hired.
 - A suggestion was made to form an ad hoc committee to look into security options, and possibly develop a more comprehensive plan with a range of options including what homeowners can do to protect their homes, the block watch program, as well as proposals for added security.
- The group had a brief discussion about Armour Hills' presence on NextDoor. This topic has been brought up before. There is legal liability associated with unmoderated online activity that limits official neighborhood representation.
- One-night July 4th patrol was successful in preventing damage to the parks and fountains.
- Excessive nighttime activity has been reported in Arbor Villa Park along with an inquiry into lighting.
 - Parks are closed between midnight and 5 am; Police can be called during hours of park closure through 911.

Other Board/Committee Reports:

- Communications
 - Website update - core content is finished, finishing touches are still in progress
 - Newsletter strategy and content strategy for social media sites
 - Bulk of cost is in mailing the newsletter
 - The Board discussed the option of a two-sided, color postcard instead of the current tri-fold, tabbed Clarionette. They are about the same cost and generally the Clarionette has one or two main points and not much important content beyond that. The consensus is that the postcard would be better.
 - Welcome Packet
 - The Board doesn't feel the current packets mailed by HAKC are worth the price.
 - A suggestion was made to create a welcome postcard instead, with main contact information for the neighborhood and instructions on how to follow information about neighborhood on social media and sign up for the email newsletter. The consensus was this would be a good move to make.
 - Matt has created Google doc for the Board to collaborate on website/print publications.
- Tree Board
 - Stephen discussed the possibility of pulling together a small group of volunteers to see what we can do to actively monitor and manage the tree canopy in Armour Hills. Some preliminary planning work has been done.
- Events
 - "Last Hurrah" park event, Friday, August 11
 - Zoo mobile and Mounted Patrol
 - Sam will reach out to Betty Ray's to see if they would want to come by and sell ice cream
 - Ice Cream Social, September 10, 4-7 pm

- Sam to get Park Permit - this should trigger trash cans, picnic tables, and mowing
- Food trucks may be difficult to get due to minimums – targets will be Detroit Coney, Waffler
- There is a need to coordinate the Ice cream around the magician; Mary will work with Sam on this.
- There was a suggestion to set up table with information about neighborhood initiatives
 - Design Overlay
 - Block Watch
 - Annual Meeting
 - Heartland Tree Alliance
- Prize giveaway with leftover prizes from 4th of July Parade
- Movie Night, October 14
 - Matt will produce a Facebook poll to have neighbors select between Moana, Sing, Secret Life of Pets
- Annual Meeting, November 21
 - Potential location change to address acoustics and visuals - auditorium at Research Hospital, Holmes and Rockhill
- Capital Improvements:
 - Entrance monuments, phase I contract resolution - Final letter and settlement will be sent with full payment minus payments to vendors and expense to repair issues.
 - Entrance monuments, phase II completion - just waiting for concrete caps.
- Parks & Islands
 - Brookside Rd islands project are coming along - original planting plans will be used
 - Community Art program
 - Concrete pieces are at the end of their life and will be replaced.
 - The board will be working with the neighborhood to determine what will replace these pieces.
 - Design Guidelines/Overlay
 - The board discussed possible town hall event dates to gather feedback and tentatively selected Sunday, September 17th and Tuesday, September 19th. The same information will be presented on both dates, to give the neighborhood multiple options to attend.

8:50 PM **Old Business**

- Association Management
 - Accounts payable management systems exist that would enable multiple approvals
- 2017 PIAC requests
 - Traffic calming on Brookside Road at 69th Street
 - An example of what the board is proposing is at Westover Rd, 54th and Brookside Rd in Crestwood.
 - Traffic calming on Rockhill Rd/crosswalk to Académie Lafayette
 - Arbor Villa Park pool infrastructure

9:21 **New Business**

- Electrical service now exists in the Grand Avenue pocket park

Adjournment

The meeting was adjourned at 9:22 PM.