

Armour Hills Board Meeting

September 17, 2025

Present:

Paul Oxler

Ferryl LeDuff

Gino Serra

Mary Hutchison

Courtney Cummings, FSR

The meeting was called to order at 7:05pm.

Minutes from the July meeting were approved.

Courtney went over the August financials. We are under budget so far for the year. Courtney will look into getting the credit limit raised on the P card to \$10,000.

No new violations were reported.

Action Items

FSR has been waiting on a bid for monument repair to submit a claim to the insurance company. It was decided to move ahead with filing the claim, while waiting on bids.

Still have not received the variance notice from KCMO for 308 E 67th St for the garage teardown and rebuild.

Delinquent dues accounts: After a year of no payment, FSR should send a notice of intent to lien via certified mail. This procedure should be outlined on the AH website. There was a discussion of FSR contacting title companies directly regarding homes under a sales contract and sending an invoice; this would be for properties that are delinquent. Mary can supply a continuing list of these properties to Courtney to follow up.

Preservation:

The airbnb at 11 W 68th Terrace continues to operate despite the court judgement against them.

The daycare at 315 E Dartmouth has ceased operation at this location..

Mary will send the home rental addresses to Courtney again to follow up and remind them of the HOA rental rules.

Gino has closed the HOA account at the Country Club Bank and transferred the money to the main AH account.

Events

Volunteers are still needed for the Ice Cream Social. The event will happen rain or shine. There were no Communications or Safety updates.

Landscaping

Madeline has several proposals regarding landscaping and should clarify the purpose of each before the board can vote to approve spending.

The next meeting is the Annual Meeting Wednesday November 19, 2025, 7pm at HJ's Community Center.

The meeting was adjourned at 8:10pm.