

Armour Hills Homes Assn
Meeting Minutes
July 16, 2025

In attendance:

Gino Serra
Paul Oxler
Feryl LeDuff
David Pucci
Madeline Riley
Mary Huchison

Courtney Cummings, FSR
Jen James, FSR
Jason Wortman, Sr VP Missouri Market, FSR

The meeting was called to order at 7:03pm.
The board approved minutes from the May meeting.

FSR reviewed the financial summary and collection status of HOA dues. There was a discussion of moving HOA funds to an interest bearing account.

Repairs to the Wornal monument are complete; FSR will check on any sort of warranty from the contractor. Armour Hills has a new contract for Trolley Track Trail maintenance. We are still waiting on a check from KCMO related to the Trail. Gino reviewed the new contract and returned it to the City with questions.

FSR reported snow plowing bids were due from three companies by the end of July. The service will be "on call".

There is an AH account at Country Club Bank that is not being used, except paying for a domain site not in use. This account has an IRS status of C 3.

Events

The Ice Cream Social is Sept 21 from 3-6pm. Feryl will send out an email asking for volunteers. October 18 is Movie Night in the pocket park off Grand.

Communications

No updates

Landscaping

No complaints from homeowners, FSR has been checking every week. A resident in attendance asked about tree maintenance by the City on a parkway. Mums will be planted at

Armour Center. Signature should be reporting any replanting needs or dead or damaged plantings. FSR suggested changing to a different Signature account rep for a more pro active approach on the landscaping and better communication.

There was a vote to approve the Signature bid for a controller install at Armour Green fountain.

Evergry has been contacted regarding the electrical box at the sandlot that needs attention.

Preservation

206 E 66th Terrace--vacant home, overgrown lawn needs mowing.

211 W 67th St--there is a refrigerator visible from the street that needs removal.

The Airbnb property is now talking rentals with a 30 day minimum stay. This change still violates the HOA codes. The daycare was supposed to relocate outside of Armour Hills by July 1 but has not done so. The lawsuit against the daycare has been filed.

Mary is concerned some properties in AH may be used as rentals to persons not related to the homeowner. She will send addresses to FSR to investigate.

Safety

Nothing to report

Misc

The KCMO Parks and Recreation dept has approved funding for Water's Edge to design a splashpad for Arbor Villa Park. This will take approximately 6-8 months. A large sewer line runs under the park. The City held a public meeting just prior to the Board Meeting tonight regarding putting Wornall Road on a "road diet" from Gregory to 63rd St. No final decision has been made on the road diet; the City is seeking resident input.

Homeowner Forum

Roads in Armour Hills that have had underground water pipe work done will be resurfaced "according to city policy". Only half of each street may be repaved.

One homeowner has an issue with FSR and a mistake regarding dues payment; this homeowner was able to straighten out the situation with FSR reps at the meeting. The homeowner expressed some frustration getting in touch with FSR regarding the matter prior to the meeting.

Meeting adjourned at 8:22pm. The next meeting is September 17 at 7pm at HJ's.