

Armour Hills Board Meeting May 21, 2025

Meeting Minutes

In Attendance:

Gino Serra

Paul Oxler

Madeline Riley

David Pucci

Mary Hutchison

Jen James and Courtney Cummings from FSR

The meeting was called to order at 7:03pm.

Minutes from the March meeting were approved.

Jen James discussed the distributed FSR report, including the financial summary and collection status of HOA dues. Still waiting on end caps for Wornall monuments to come in. FSR is working on bids for supplemental snow plowing for the 2025-2026 season. This item is not in the budget as KCMO has done a pretty good job the past few winters plowing our streets. KCMO still has not sent the new contract and check regarding Trolley Track Trail maintenance. Courtney to follow up.

A resident couple in attendance expressed frustration with the daycare operating in a residence adjoining their backyard. The board is aware of this business and has been actively working to have the daycare moved to a commercial space. A lawsuit was filed last week against the daycare operator (315 E Dartmouth).

The board has also restarted the lawsuit against the airbnb located at 11 W 68th Terrace.

Another resident expressed some confusion over her dues and the exact amount owed. The board explained the basic fee set when JC Nichols started the subdivision and the separate supplemental fees. The board voted to waive the supplemental fee one time for this resident.

The homeowners who attended the meeting also expressed frustration when contacting FSR with initial complaints and inquiries regarding their issues and the lack of response and timely follow up from FSR.

Committee Reports

Events

Ferryl not in attendance for a report.

Communications

Paul reported communications continue as usual.

Landscaping

Madeline noted a complaint from a resident regarding the pocket park near the church needs mowing. FSR reported that Signature should be mowing every Friday. We have paid the fee for the entire mowing season. Courtney will check the pocket parks every Monday as to the mowed status.

Madeline also noted there are no new plantings scheduled for the fountain areas this year due to KCMO working on water lines in the subdivision.

Another resident voiced concern that a large vehicle had driven over the grassy area at the NW corner of 70th and Main; perhaps it was one of the contractors doing the water line work. It was also noted the speed of some vehicles driving north on Main from Gregory and a speed bump would help slow down traffic.

Safety

Nothing to report

Preservation

219 W 68th Terr garage -plans are in compliance

206 E 66th Terr weed nuisance--Courtney to follow up with 311 service

315 E Dartmouth-discussed earlier in the meeting

The meeting adjourned at 8:30pm. The next meeting is July 16, 2025.