

**Armour Hills Board Meeting
May 20, 2026**

Present:

**Paul Oxler
Ferryl LeDuff
Gino Serra
David Pucci
Medeline Sniezek
Ferryl LeDuff
Hillary Fisk
Mary Hutchison
Jen James, FSR**

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

A correction was made to the March meeting minutes--Mary Hutchison was also in attendance.

Two homeowners attended, asking if Armour Hills could develop a tree planting program and offered their help. Paul explained that KCMO already has an active free tree program for homeowners and explained how it works.

Jen went over the financial review. She mistakenly gave us copies of the March financial report; she will send an updated April report out after the meeting. Gino suggested FSR create a line chart comparing the numbers for dues collection on a comparison basis to the previous year. Jen will create the chart. David asked about having interest paid on our US Bank checking account; Jen will investigate.

Regarding violations: 211 W 67th St still has several junky items in the front yard. The city should issue a ticket for a court appearance. Jen will check back with the City investigator later in the week regarding issuing the ticket/court summons. Ferryl also offered to speak with the homeowner directly about the upcoming dumpster day.

The two insurance claims involving State Farm are still open and have not been paid. Jen reported that Lisa at State Farm is finalizing the claim and we should have payment in the next few weeks. Elton has provided a quote for the repairs. Jen is also working on getting additional quotes for replacement and spares of the Armour Hills plaques that affix to the entrance markers on Wornall. The FSR maintenance crew can install the plaques.

Jen is still waiting on quotes for fountain covers. Ferryl will pass on an additional company Jen can contact for a quote. She is expecting one quote from Covers and All.

Jen provided a draft of the new Welcome letter for residents. Mary will distribute via email for to the Board for suggested changes.

Jen will follow up on the resident request for new pickleball lines to be painted on the tennis courts. .

A resident complained via the Customer Care line about a camper parked in the driveway at 25 W 67th Terrace; Paul says the camper is not violating any city rule as it is not blocking the sidewalk. Mary will get back to the resident.

Another homeowner stopped by the meeting to say he applied for PIAC funds for new sidewalks and curbs on his block and the funds were approved! This is regarding 68th Terrace between Brookside Road and Edgevale. This homeowner is willing to help other residents who are interested in applying for the funds.

Mary gave a report on the planned splash pool at Arbor Vill Park. The parks dept plans to put the project out for construction bids in the fall and hopefully the project will be completed in May 2027.

Preservation: The short term rentals advertised on Airbnb have been removed following letters sent by Jen outlining our no airbnb policy. The owner of 11 W 68th Terrace, formerly an airbnb, is now renting it out to unrelated persons. He is also ignoring the fine and injunction. Jen suggested a lien on the property due to the court judgement against him. Gino will check into this option.

Events: Ferryl is working on the May 30 dumpster day event and will find out locations of the dumpsters for Matt to post on the website. The Ice Cream Social is Sept 20 from 1-4pm and Ferryl will check into officially renting the park for that day in the association name. Movie night is October 17 and Jen will follow up with Evergy about the electrical power in the sand lot pocket park.

Communications and Safety--no updates.

Landscaping: Madeline will follow up on adding two benches across from the two existing benches on 65st St between Wornall and Brookside Rd. She has volunteers for planting flowers. Signature hopes the roses in Armour Green will bounce back from the damage due to freezing temps.

Jen will get Ferryl a P card.

The meeting adjourned at 8:20pm.

The next meeting is July 15 at 7pm at HJ's Community Center.

