

**Armour Hills Homes Assn Meeting  
HJ's Community Center  
July 15, 2026 7pm.**

**In attendance:**

**GS  
HF  
PO  
MH**

**Courtney Cummings, FSR**

**The meeting was called to order at 7:02pm. The May minutes were approved. M noted that minutes from some previous meetings are not posted to the website. M will resend to Matt; if needed Courtney can assist getting copies to upload.**

**Financials**

**Courtney went over the financial report. She will follow up with more information via email to the board. G is working on establishing the non profit status for donations to keep the fountains in good working order. Courtney will work on an unpaid dues comparison chart to compare year to year.**

**Violations**

**211 W 67th St. There is still scattered junk in the driveway. The code violations have been investigated by the City ("Robin") and the owner has not resolved. Courtney will keep following up with City codes dept.**

**Insurance Claims**

**Claim #1, Courtney hasn't heard anything from State Farm despite multiple attempts to contact them for payment. G asked Courtney to go directly to the insured driver for payment. G will have lawyer Rod also send a letter regarding payment.**

**Monument Plaques**

**Courtney will order new plaques. She will arrange for installation. The Board approved the bid from Pro Print for replacement of the plaques and installation.**

**The lion statues at the Main and 68th St island are damaged. Courtney will follow up with D regarding repair.**

**Fountain Covers**

**Still no bid. Courtney will contact F for another company to contact for a bid and will also get in touch with the Armour Fields Homes Assn on who made their fountain covers.**

Courtney got a P card for F.

### **Preservation**

Regarding the Kirby property (used as an Airbnb), the owner agreed to move out of the home and rent to a single family to avoid additional sanctions. Armour Hills will still pursue the \$25,000 judgement and attorney fees. There is a court order involved. There may be a lien put on the home.

One homeowner is asking for a variance on a corner fence located on Main near Gregory. The fence has already been built and violates height restrictions.

G reported no Airbnbs in the neighborhood during the World Cup. The Fourth of July parade went well.

### **Communications & Safety**

No news

### **Landscaping**

Courtney gave a report from Signature. There has been no follow up on the request to install two benches at the 65th and Brookside Rd island; also the trash can needs to be relocated away from the current bench.

Courtney will follow up on the resident request to have the City repaint new pickleball lines at the tennis court. It was mentioned a resident may have painted the original lines.

The Meeting was adjourned at 8:02pm.

The next meeting is September 16, 7pm at HJ's Community Center.