

Armour Hills Homes Assn Board Meeting
March 19, 2025, 7pm.

In Attendance:

Jen James, First Service Residential

Gino Serra

David Pucci

Mary Hutchihson

Madeline Sniezek Rielly

Four homeowners were present for the beginning of the meeting. There was a discussion of the pocket park boundaries and usage. Gino explained the Board would like to have the parks professional surveyed and we have looked into the cost. Gino encouraged the homeowners to ask someone to liaison with the Board on the potential plans and next steps.

Another homeowner asked the Board to reduce the certain fees and remove the lien placed on his Armour Hills property based on failure to pay dues, saying he did not receive notices. He expressed some frustration getting information and a callback from First Service Residential regarding the issue. The Board later voted to reduce his outstanding \$924 balance by \$250 as one-time courtesy. Updates to the dues collection procedures will be explored to avoid similar situations in the future, including the option to receive correspondence by email, break-down of total amounts owed, certified letters of intent to lien. Jen will send a new invoice.

There were no minutes from the January meeting to approve.

Courtney Cummings will be the new AH rep. She is currently going through FSR training.

Jen distributed the following documents to the Board:

Financial Review for Period Ending February 2025 and the Balance Sheet

Information on the AH Collection Process regarding dues that will be posted on the website.

Delinquent report

Community Update

No *Events* update or *Communications* update as Ferryl and Paul not in attendance.

Landscaping

Madeline will speak with Shirley Kearney when she returns from Florida. It was decided to delay turning on the fountains until KCMO finishes the streetwork in the area.

Preservation

Gino and Rod Hoffman have been working on the STR issue at 11 W 68th Terrace. An agreement was reached with the owner and remedies for the non-compliance will be pursued.

Mary brought up the rental at 300 E 68th St. She believes the renters are not family members as described in AHHA's clarification of restriction of use and occupancy of homes to private, single family use. Courtney to follow up.

Trolley Trail Reimbursement

The City sent the check to an incorrect address, FSR has requested a new check. There is no new contract yet.

The Entrance Monument on Wornall is waiting on new caps.

Gino is requesting FSR look into a new snow removal contract for AH; something we can activate if necessary.

The meeting was adjourned at 8:25pm.

The next meeting is May 21.