

**Armour Hills Homes Assn Meeting
HJ's Community Center
September 16, 2026 7pm**

In attendance:

**GS
PO
MH
MSR**

Courtney Commings, FST

The meeting was called to order at 7:01pm. It was noted that two members have resigned from the board since our last meeting: DP and FD.

An AH resident couple (W 67th St) attended the meeting, asking for assistance regarding her neighbor who has a large tree in her backyard that should be removed or trimmed; the branches are overhanging their property. This tree has caused some damage in the past due to tree limbs falling and interference with electrical lines. The couple would like the neighbor to remove the tree or trim up the branches. G will try to facilitate a solution between the two parties.

Another resident on W Winthrop is offering to install computer controlled holiday lights around the fence at Armour Center. He is asking AH for permission to install and maintain the lights, as well as any monetary contribution for the display (estimated cost: \$1600). Resident will check with nearby neighbors about the project and get back to the board by Oct. 1.

Courtney went over the financials. She suggests moving some of our operating funds to a higher interest bearing reserve account. She will investigate some rates and report back.

Courtney presented a draft budget for 2027 with a 2.5% dues increase. When the proposed budget is finalized, she will send a copy to all residents along with a notice regarding the annual meeting on Nov. 18.

PO mentioned the Signature mowing service could be better-sometimes areas are not mowed due to various reasons and Courtney will check if we get a credit for mows that are skipped. Courtney should also be checking all areas of AH, including the pocket parks, every week and monitor the Signature services in person. The board agreed to stay with Signature services for next year.

G would like to change the bylaws and reduce the mandated board member count from 7 to 3. He would also like to eliminate term limits. We need more volunteers for the board but it's a challenge to get residents to volunteer. G will ask for residents to approve the bylaw change at the November meeting.

G is following up regarding the fence code violation at 5 E 70th Terr.

Courtney will reserve the dates and space at HJ's for the 2027 meetings.

Courtney did not have any follow up regarding bids for the fountain covers.

Courtney will coordinate a Zoom call to discuss the November annual meeting at least two weeks prior to Nov. 18. She will also reach out to someone at the Parks and Rec dept to speak at the meeting about the planned splash pad for the park.

The Ice Cream Social event was briefly addressed; F is no longer coordinating it. Some vendors have been paid but other details are in question.

The meeting was adjourned at 8:30pm.