

**Beacon Hill Homeowners Association  
Board Meeting**

**Saturday, February 9, 2019**

**Studio Q  
2442 West Paseo**

**Call to Order:** The meeting was called to order at 9:35 a.m. by David Sisney. Board members Taylor Christopher, Paul Milakovich, Merry Quackenbush, and David Sisney, were present. Patti Riley, Barnds Home Association Management, Dan Musser, Newmark Grubb Zimmer, and several homeowners were also in attendance.

**Homeowner Forum:** There were no comments.

**Approval of Minutes:** Paul Milakovich moved to approve the minutes of the October 27, 2018 Annual Meeting and Board Meeting. The motion was seconded. The motion was adopted.

**Business:**

**A. Commercial Assessment Strategy:**

The commercial assessment strategy was reviewed. The .11 a square foot is the approved assessment. Commercial developers may voice concerns, however, other commercial and mixed-use developments have assessments in order to maintain the common areas.

The board agreed that assessments need to be collected, according to Beacon Hills Declaration of Covenants, Conditions, and Restrictions, when an owner takes ownership of the property.

**B. Architectural Review Committee:**

Randy Kietzman is resigning from the Architectural Review Committee but will be available to consult with the committee.

There are concerns regarding the construction of 2501/05 Tracy. Many deviations from the design drawings that were approved by the ARC in February of 2017 have been noticed. A letter was sent to the owner, certified mail. Additionally, the letter was mailed, regular mail, to an office/company address, associated with him, in Florida. The letter will also be emailed to the owner. Dan Musser requested a copy of the letter be emailed to him. The Parcel Development agreement, signed by the owner, requires that the owner build according to the plans. Receipt of the tax abatement may be at risk for breach of the agreement. Dan Musser will speak with the owner.

**C. Administration Service Agreement:** Paul Milakovich moved to approve Barnds Companies Service Agreement for Administration beginning March 1, 2019 thru February 28, 2020) in the amount of \$7,200 (no price increase). The motion was seconded. The motion was adopted.

- D. Website Update:** Taylor has been working on the website. He needs someone to design it. Some recommendations were mentioned. Once the website is functioning, Dan Musser will put a link to it on the Beaconhillkansascity.com website.
- E. Hospital Hill Apartments (UMKC):** Leslie Tracy, Residential Life Coordinator, contacted Patti Riley suggesting a meeting to discuss how the Hospital Hill Apartments could be better neighbors. Patti will meet with her on February 22<sup>nd</sup>. The board agreed that the snow removal and University Police are great! Some talking points are: Parking on Beacon Hill Lane – suggest that the fee for the parking garage be included with the cost of housing; and trash on the street/sidewalk/common area.
- F. Other Business:**
1. Action Without A Meeting: Beacon Hills Bylaws allow for action to be taken without a meeting, as long as all board members give written approval. An agreement to approve minutes, without a meeting, was signed. Minutes will be emailed to board members for review. Approval occurs only after the board reads the minutes and any suggested changes are made.
  2. Dogs: There is a concern of dogs not being on a leash as well as feces not being picked-up after the dog defecates. A reminder email will be sent.
  3. Spectrum: Spectrum reached out to Patti Riley regarding Beacon Hill providing service for homes being built. The board agreed that each homeowner chooses the service they want to use and the homeowners association is not involved.

**Adjourn:** Meeting adjourned at 11:12 a.m.