

MINUTES

Beacon Hill Homeowners Association Board Meeting

Saturday, May 22, 2021
La Quinta Inn Conference Room

Call to Order - The meeting was called to order at 9:04 a.m. by David Sisney (President).

Present - Board members Derrick Gallagher (Vice President), Paul Milakovich (Treasurer), Merry Quackenbush (Community Engagement), and Beth Bangor (Secretary); Lisa Stanley (Barnds Homes and Association Management) and eleven HOA members also joined the meeting.

David briefly reviewed the way the working board meetings work. As per the bylaws, all Board meetings are open to HOA members and questions are welcome. Only Board members vote on issues.

The minutes from the Annual HOA meeting and Board meeting held on October 24, 2020 were approved. Paul motioned to approve both sets of minutes; Merry seconded and the motion was approved.

Paul gave an update on the financial picture to date.

- We are on track for raising projected revenue for the year. Most of the residential dues have been paid; 4 people are behind, notices are going out. On the commercial side, we are working to collect dues from the 2501 development. Approximately 60% of dues revenue is generated from commercial space vs 40% from homeowners; this generally works out to 11 cents per sq foot.
- Expenses currently show a surplus; most expenditures go toward landscaping incurred later in the year.
- We have a signed contract with the city for \$130,000 for the Playground. (The city designated proceeds from the sale of three Tracy Avenue lots at 25th street for the playground.)
- The HOA has \$135,000 investments in reserves, same as in the last few years. Our yearly operating budget is handled by assessments revenue; the reserve is kept for large, unexpected expenses, i.e., tree replacement due to storm damage, unexpected legal fees, etc.)

The Board voted to sell the two of the four lots owned by the HOA on West Paseo.

- This winter, the HOA was approached by a resident and a developer about selling the two lots along West Paseo, adjacent to the Senior Living facility. (The HOA has previously committed to donating the two lots directly east of these 2 lots for a neighborhood Community Center.) A fair market value for each lots was determined to be \$50K; an email went out to all HOA members regarding a potential sale. Five more individuals expressed interest but rejected the selling price.
- Contracts are being worked out by the original two interested parties. Currently, Galen Beaufort, Beacon Hill home owner and a Kansas City attorney, is trying to get the deeds unencumbered from previous mortgages, a time-consuming process. The CCR requires a single-family, owner-occupied home to be built on each lot. Proceeds will become part of the reserve fund.
- Derrick motioned to sell the two lots, Merry seconded and the motion passed.

HOA Board Assignments were addressed.

- **Merry announced that she is resigning from Board effective immediately due to health issues.** The Board must appoint someone to fill her term (which ends in October). Merry was delighted to suggest Eric Dean, who is building a house on Forest Avenue and whose parents live on West Paseo. He is interested in community engagement. Although Eric is a “newcomer” his family members have been BH “stalwarts” for four generations. Paul motioned for Eric Dean to replace Merry on the HOA Board; the motion passed.
- **David announced that he is forming a committee to fill Board openings.** The HOA Board serves on a 3-year rotating cycle. This October, Eric’s, Beth’s and Paul’s terms will expire; David’s and Derrick’s terms end in October, 2022. Please reach out to David if you are interested in serving on the HOA Board. Positions will be voted on by the membership at the annual HOA meeting in October. It was noted that roles for board members (president, treasurer, etc.) are agreed upon once the elected board is in place.

Other Updates:

- **The developer of Mt. Prospect, UCB Properties, sent a request to the HOA for monument signs for Mt. Prospect.** David conveyed that the Beacon Hill signs were provided by the development company headed by Dan Musser; he encouraged UCB to approach John Wood at the city for signs. (Mt. Prospect pays HOA dues but levies its own dues to cover snow removal and landscaping.)
- **Paul reported that the Marcato development at 27 & Troost recently sold** to Utah management company Bridge Founders Group. The sales agreement required the payment of 2021 dues. (Their \$16,000 assessment works out to \$1/tenant per month--much lower than taxes they would pay.) The new owners indicated that the dues structure and the one-vote-per-development are sticking points for them. Paul reiterated that the CCR is very clear about voting rights. Nevertheless, we may need to readdress the assessment issue in future if our hand is forced. He also reminded the group that the HOA does not attempt to make a profit; the goal is to match assessments with operating expenses.
- **New plantings will be replaced in front of the Beacon Hill sign along Troost.** Beth will contact the city about replacing trees on tree lawn along Tracy between 25th and 26th St.
- **Merry announced that a playground opening celebration is being planned for June 19** from 2-3:30 pm. We’ll have an ice cream truck and close off Beacon Hill Lane and 25th St. for safety. This will be an opportunity for all of Beacon Hill to gather and check out the new equipment.
- **Community mailboxes will be installed for the 31 new home along Forest Ave.** This is a US Postal requirement and specifications must be followed--an example is installed at Mt. Prospect. Lisa is procuring info about the specifications and will forward them to the ARC so they can determine site/placement. It was suggested that they consider two locations for boxes. The ARC should inform Board of its progress.

Throughout the meeting, questions posed by HOA members were answered by the Board:

Q: Is the playground plan anywhere? Are we aware that the lights are out? The playground is in so you can review it in person. Sod will be laid and a concrete pathway connecting the two parts of Forest Ave will be completed once the site is dry enough. We are aware that the lights along playground are out, perhaps due to grading; they will be lit when playground installation is complete.

Q: How does the HOA fit within the context of the Beacon Hill neighborhood? What are the neighborhood boundaries? The HOA is a group of people who own tax-abated homes and are thus required to belong to the HOA. This was established by the city during the Beacon Hill redevelopment initiative. It affects only some properties from 22nd to 27th St. (This can be new or renovated homes as per the initiative.) The Beacon Hill neighborhood begins at the train tracks near 18th St. and extends to 31st St. The McFelder's Neighborhood Association serves the entire Beacon Hill neighborhood. We are invited to join their group and attend their meetings; they are invited to our meetings. Currently, the HOA is comprised of 90 homes, built or under construction; there will be 130 homes once built out.

Q: Does the HOA address the way a resident makes the neighborhood look? The ARC role is limited as per the CCR docs and unlike other HOA's, ours doesn't have the ability to fine an HOA property for yard trash, property negligence or illegal activity. 311 is the recourse. It was suggested that photos be taken of trash or evidence of illicit activity; in the case of suspected criminal activity, do not intervene.

Q: What's happening with the retail space at Troost & 27th? Retail space was required there by city for tax abatement. Milhaus tried to get a grocer. The Bridge Founders Group was initially pursuing a multi-chair space for beauty contractors.

Q: Concern about cars parked along Forest off of 27th street--can we put no parking signs in that area? (Same issue along Beacon Hill Lane.) A member expressed concern that emergency vehicle egress is blocked when cars are parked on Forest close to 27th St. David replied that the HOA raised this issue with the city during the commercial development. Merry relayed that when Robert Quackenbush approached the city regarding parking on Beacon Hill Lane near Troost, he learned that the city does not take action until a parking situation gets bad. It's a bureaucratic group and not proactive. Sometimes the issue is an inability to enforce. We may be able to apply pressure as a group.

The next meeting will be the annual HOA meeting in October, date TBD.

David thanked the group for its service and commitment. The meeting adjourned at 10:03 a.m.