

# MINUTES

## Beacon Hill Homeowners Association Board Meeting

Saturday, October 30, 2021

**Call to Order** - The meeting was called to order at 11:40 a.m. by Paul Milakovich (President).

**Present** - Board members Jared Miller (Treasurer), Beth Bangor (Secretary) and Sean Ochester; Lisa Stanley (Barnds Homes and Association Management); HOA members Chris Gilbert, Robert & Merry Quackenbush.

**The minutes from the September 21 Board meeting were approved.** Paul motioned to approve the minutes; Jared seconded.

**Robert Quackenbush and Chris Gilbert of the Architectural Review Committee (ARC) gave a report to the Board.**

- **The ARC does not support Cardinal Crest's (CC) plans to build apartments—roughly 42 units—along 27th Street between Forest & Tracy Ave's.** Robert Quackenbush outlined the ARC's concerns: 1) PARKING - CC is proposing 1:1 parking but their proposal includes several 2-bedroom units which could put a dozen or more cars onto already crowded streets; 2) PROPERTY VALUES - towering apartments/parking lots/dumpster on the entrance to Forest off 27th would reduce property values for SW quadrant; 3) UNITY - A wall of apartments connecting Mercato with the Colonnades would further divide the neighborhood along 27th Street.

- The lots between Forest Avenue and the alley are zoned for single-family homes. Cardinal Crest would need to seek a variance which would need HOA/neighborhood support. The ARC would oppose rezoning.

- On the lot zoned multi-family between the alley and Tracy, the ACR would prefer town homes or zero lot-line SF homes. The Board agreed but pointed out that city planning has the final say on this.

- Ryan Bennett of the ARC will reach out to Cardinal Crest to request a meeting at Studio Q in order to voice these concerns & discuss possible solutions.

- **The ARC has reviewed plans from UCB for several lots on Forest Avenue.** The ARC nixed plans submitted by UCB for duplexes; they have requested that UCB vary the exterior design of homes on Forest, even if the interior floor plans are similar. There was mention that UCB is trying to procure land on the south side of 23rd St. to build additional homes in Mt. Prospect. This land is currently owned by the City or MODOT. Robert suggested it would be a good place for green space in densely packed Mt. Prospect.

**The Board elected officers.** Sean Ochester motioned to approve the slate of candidates: Paul Milakovitch, President; Eric Dean, Vice President & Community Engagement Liaison; Jared Miller, Treasurer; Beth Bangor, Secretary. Paul seconded and the motion passed.

**The Budget and assessments were discussed.**

- **Paul reported that revenue will come in higher than shown in the 2022 projected budget, due to overlooked assessments.** Paul compiled a comprehensive list of HOA properties by culling through the CCR, parcel viewer and other documents. He found 20 homeowners, including the Colonnade apartments, who should be (but are not currently) assessed dues. This will add roughly \$4,000 in yearly revenue. Paul will begin drafting letters for Lisa to send to these homeowners in early December.

• **Dues paid by 2501 Beacon Hill Apartments (BHA) will be increased.** BHA had asserted that only 20% of their land was subject to assessment. Working with a title company, Paul has determined that more of their property, mostly along Troost, is subject to assessment. Paul has received a commitment from Ian DeGaller to pay an additional \$3900 for 2021; he will meet with Ian next week to determine a new calculation for 2022. (Paul's research into the property at 2501 BHA is ongoing.)

• **Paul introduced a motion to begin assessments once property is purchased (attached).** According to the CCR, a property owner becomes a member of the HOA upon assuming title of a property covered by the CCRs. Currently, the HOA begins assessing homeowners once the land has been built upon and a certificate of occupancy is received. Assessing vacant land will add approximately \$6,000-\$7,000 in yearly revenue. Paul made the motion to begin assessing vacant land beginning January 1, 2021; Sean seconded and the motion passed. Lisa will send out correspondence to the membership.

• **The Board reaffirmed the HOA's passage of 2022 budget.** Beth motioned to adopt the resolution, Jared seconded and the motion passed.

• **The Board set assessments for the 2022 budget.** Sean motioned to adopt the resolution, Jared seconded and the motion passed.

**Lisa presented a snow plowing estimate from Hunter Brothers.** It is a \$35 increase over last year's. Sean motioned to approve, Beth seconded and the motion passed. The Board agreed that Hunter Brothers should salt, at their discretion, each time they plow.

**Jared suggested that we form a sub-committee to address parking and traffic issues raised at the HOA meeting.** Jared offered to chair the committee; Paul suggested adding another board member and a few other HOA members experienced with parking—perhaps Robert Q and/or Tim Dugan, who had mentioned PIAC money for improvements.

**Paul relayed a discussion with a Mt. Prospect resident re snow plowing and their HOA services.** Mt. Prospect property owners are subject to a separate HOA which costs them an additional \$1200/yr. Their assessment covers snow plowing, sewer & lighting and is currently overseen by UCB. Mt. Prospect residents do not seem to have a clear understanding of what their dues cover. Because they have their own declaration, our oversight of their snow plowing would not be easy to do. Lydia Ave in Mt. Prospect is now considered a private drive.

**Ideas were floated for possible social engagements in 2022,** including renting out the Combine for a neighborhood gathering.

The meeting adjourned at 12:15 p.m.

**REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
BEACON HILL HOMEOWNER'S ASSOCIATION**

**October 30, 2021**

**RESOLUTION TO ASSESS VACANT LAND**

**WHEREAS**, Beacon Hill Homeowner's Association ("Association"), a Missouri nonprofit corporation Beacon Hill Homeowner's Association was formed for purpose of administering and enforcing all of the covenants, restrictions, easements and charges contained within the following declarations (a) *Declaration of Covenants, Conditions and Restrictions*, dated January 25, 2007, and filed of record February 15, 2007 as Instrument 2007E0021493 by the Housing and Economic Development Financial Corporation, as Declarant, and (ii) *Declaration of Covenants, Conditions and Restrictions*, dated February 12, 2007, filed of record February 15, 2007 as Instrument 2007E0021494 by the City Kansas City, Missouri, as Declarant (collectively, the "Declarations")

**WHEREAS**, the Declarations give the Association's Board of Directors ("Board") the power to levy assessments on the owners of certain property, including the owners of vacant lots (Article III of the Declarations) at the time the owners take title of the property;

**WHEREAS**, the Board has decided it will begin assessing vacant lots as of January 1, 2022;

**WHEREAS**, the Board proposes to set assessments for vacant lots at a rate of \$193 for lots intended for single family homes and at \$0.04 sq ft for vacant lots intended for apartments or mixed-use development:

**NOW, THEREFORE, BE IT:**

**RESOLVED**, that the Board sets the assessments for vacant lots intended for single family home development at \$193 per year and vacant lots intended for apartments or multi-use development at \$0.04 per sq ft. effective January 1, 2022, and each year thereafter;

**FURTHER RESOLVED**, once a vacant lot is completed and ready for occupancy, the assessment for that property will revert to the appropriate classification of Assessable Property as outlined in Article III of the Declarations, effective at the start of the next fiscal year quarter after occupancy.

**FURTHER RESOLVED**, that the officers of the Association are hereby authorized to execute any documents necessary to accomplish these assessments and to provide notice to the owners of all vacant lots subject to the Declarations.

**By:**

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Beth Bangor, Secretary, Beacon Hill  
Homeowner's Association