

MINUTES

Beacon Hill Homeowners Association
Annual Meeting
Saturday, October 24, 2020
via Go To Meeting

Call to Order - The virtual meeting was called to order at 10:03 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 13 HOA members also joined the virtual meeting.

David Sisney summarized the year in his president's report.

- The year has progressed differently than expected due to COVID-19; however, we moved forward on the playground, conducted a few socially distanced programs, completed the rules for rentals of homes, successfully negotiated assessments for commercial properties and began planning for post-COVID activities.
- David thanked each board member for their specific contributions; he also thanked HOA members for their input and support.

Paul Milakovich presented the HOA Budget for 2021.

- There will be no increases in assessed dues for 2021. Dues have remained the same since 2018.
- The projected budget revenue for 2021 is \$62,484: 42% from residential dues, 58% from commercial dues. This is an increase of 30% from the 2020 budget and includes anticipated revenue from 17 new homes and occupancy of 2501 Beacon Hill, the new apartment complex scheduled for completion by Dec. 31, 2020.
- Expenses for 2021 are projected to be \$59,417. Areas of increase include Barnds management fees, liability insurance (on coverage of \$7 million and \$5 million liability) partly due to the playground, legal fees, website updates, social engagement and lawn/landscape care. The increase also includes a new line item--an estimated \$2,000 for annual playground maintenance.
- Even though expenses are estimated to increase, a net surplus of \$3,068 is projected for 2021. Paul noted this is the first time the HOA has not projected a budget with a structural deficit.
- There were no objections to the budget so the budget was approved. (As per the CCR, the budget is automatically approved unless 2/3 of the HOA membership objects.)

Paul Milakovich updated the group on neighborhood construction developments.

- The Welcome House, a men's transitional housing facility at 27th St. and West Paseo, plans a phased construction project beginning mid-2021. Two small buildings at the corner of 27th St. will be replaced by a residential facility, parking and green space for residents. More information is available on the city website: https://compasskc.kcmo.org/EnerGov_Prod/SelfService/#/plan/1d5da84b-315d-49be-8d2e-14ce00677b32?tab=attachments
- Preliminary discussions are underway by the HOA and McFeder's group for a neighborhood Community Center. The center could be located on two of the four lots owned by the HOA just north of Welcome House. Dominique Davidson of Draw Architecture has generously created preliminary drawings. The project is very preliminary at this point: designated use, architectural and design development, budgetary concerns, historical designation of the land all must be addressed. The Board will solicit HOA input as the project progresses.

- The Mount Prospect housing development being built by UC-B Properties will total 31 homes, all part of the HOA. Currently, 8 homes are owner-occupied, 9 more are under construction.
- The District Row development at the site of the former Western Baptist Bible College, 22nd St and Tracy, includes transforming the existing 27,000 sq ft structure into a small museum, fitness center, 200-person meeting space, kitchen and office. Thirty five two-bedroom town homes are also planned for the site.
- La Quinta Hotel, 24th and Troost, has suffered during COVID-19 but is doing better than many hotels in town, partly due to its partnership with Ronald McDonald house. Currently, the two retail spaces are still available.
- The 2501 Beacon Hill apartment complex has begun leasing its 249 units and will be completed by the end of this year. Vested Coffee, located in an airstream trailer inside the lobby, will open soon.
- Marcato, the apartment complex at the NE corner of 27th and Troost, began leasing its 182 units in March of 2019 and is now almost full. They also have had trouble leasing the ground-floor retail space and are considering converting it into rentable meeting space.
- Next spring, construction is scheduled to begin on the SW and SE corners of Troost by Exact Architects and Caleb Buland, developers of the Wonder Shops and Flats. A 26-unit, \$4 million apartment complex is planned for the SW corner; commercial space is planned for the SE corner.
- The Southeast Quadrant of the Forest Ave development includes 31 lots, which have nearly all sold; four are currently under construction. UC-B Properties purchased 8 lots north of 27th along Forest and plan to begin building in 2021.

David Sisney reviewed the year's progress on the playground planned for the Commons area.

- During Beacon Hill's redevelopment, an original MOU (memorandum of understanding) had tied proceeds from the sale of three lots on Tracy at 25th St. to building a community project, like a playground. Our neighborhood playground committee spent nearly two years researching, designing and planning for a playground located on the Commons. This past summer, the last of the three lots on Tracy sold and City Council agreed to release the \$115,000 proceeds for the playground. Designs are set; construction will begin in the spring. Going forward, the structure will be maintained and insured by the HOA.
- Land across from the playground along 25th street (where the current leasing trailer is parked) is not yet planned; will possibly be developed with single family homes.

Merry Quackenbush reviewed neighborhood engagement strategies.

- Several weeks ago, Merry e-mailed the HOA and McFeder's group requesting volunteers interested in planning both COVID-friendly and post-COVID events. She received a great response and formed a Neighborhood Engagement committee of 12, including two members living south of 27th St. and three in Mt. Prospect.
- The group will focus on five areas of engagement: 1- Survey the greater neighborhood (not just the HOA) for engagement interests and ideas; 2- Create a neighborhood directory; 3- Organize COVID-friendly events and activities; 4- Plan for post-COVID neighborhood engagement; 5- Create a new-neighbor welcome kit accompanied by periodic "meet and greets" for those new to Beacon Hill.
- Merry presented a draft of the neighborhood survey being crafted by Krista Sandoval's subcommittee, and a list of COVID-friendly events under consideration by Theresa McGraw's subcommittee. Merry also unveiled the committee's Halloween plans which include a late afternoon "Spooky Scavenger Hunt" for kids ages 2-8 along the Forest Avenue Horseshoe, and a Trick or Treat at 29th and Tracy where safely prepackaged treats can be picked up by kids of any age.

Beth Bangor gave an update about the HOA's Facebook page and website.

- The HOA website "beaconhillkcmo.com" was introduced by former Board Secretary Taylor Christopher last October. The site's function is to introduce our neighborhood to outsiders and provide HOA members with informational resources: CCR documents, meeting minutes, a link to communicate with the Board, etc. Beth will add more photos and links to the site, including a brief history about Beacon Hill and how the HOA relates to the broader neighborhood.
- The HOA Facebook page: "Beacon Hill Kansas City Home Owners Association," will be used to post neighborhood events, photos and updates (i.e. playground, neighborhood development).

David thanked everyone for attending the annual meeting.

The Go To Meeting Adjourned at 11:07 a.m.