

MINUTES

Beacon Hill Homeowners Association Annual Meeting

Saturday, October 30, 2021

Call to Order - The meeting was called to order at 10:05 a.m. by Paul Milakovich (President).

Present - Board members Beth Bangor, Jared Miller, and Sean Ochester; Lisa Stanley (Barnds Homes and Association Management); 23 HOA members, including 7 first-time attendees. (Board member Eric Dean was not present due to a death in the family.)

Paul welcomed members then introduced himself and the Board. He explained that David Sisney and Derrick Gallagher had resigned from the Board due to relocation; Sean Ochester and Jared Miller were appointed as replacements at the Sept. 21 Board Meeting. Paul thanked David for his 8 years serving the HOA Board.

- Paul reviewed how the HOA was governed by the CCRs and by-laws, which outline requirements for membership, dues, board governance, property upkeep and safety issues. It was explained that HOA members are a subset of home owners in Beacon Hill. Merry Quackenbush gave an overview of the Beacon Hill-McFeters Community Council, a neighborhood association serving all Beacon Hill residents.

Paul reviewed the 2021 financials with the membership.

- **Paul pointed out that revenue is generated from assessments**, 55% from residential properties, 45% from commercial properties. Revenue from residential properties is up from 2020; commercial revenue also increased but not as much as projected. Recently, 2501 Beacon Hill Apartments (BHA) asserted that only 20% of their land was subject to assessment. After extensive research, however, Paul has found that more of the BHA property, roughly 60%, is subject to assessment. BHA has now agreed to pay an additional \$3900 for 2021, increasing total income for 2021 to approximately \$53,000.

- **Paul discussed line item expenses.** The bulk of the expenses go to landscaping, administrative (Barnds management) and insurance costs. Landscaping costs were up this year for two reasons: we took over maintenance of the SW quadrant from the city, and we had a one-time replacement of trees and shrubs around the monument along Troost. (This had not been done for ten years).

- **We are looking at a \$10,000 deficit for 2021.** The HOA seeks to balance yearly revenue with expenses—we were close in 2019 & 2020. Once the SW quadrant is built-out, dues will help to cover the increased landscaping cost. We also have roughly \$135,000 in reserve investments to cover the shortfall if needed.

Paul presented a budget for 2022.

- **Recent developments will increase revenue for 2022 to \$67,000.** 1) Revenue from 2501 Beacon Hill Apartments will increase roughly \$8,000; 2) Revenue from residential properties will be up roughly \$2,000 due to 10 new homes; 3) Roughly \$4,000 in yearly income will be generated from properties which should be, but are not, currently being assessed. Paul reported that in doing a comprehensive review of HOA properties, he discovered several HOA properties which had been overlooked.

- **Paul discussed line item expenses for 2022.** Additional monies have been allocated to fix the lights along Beacon Hill Lane and 25th St. near the playground and for neighborhood engagement “social” activities. We project a slight surplus in 2022. There will be no increases in assessed dues for 2022.

- **There were no objections to the 2022 budget so the budget was approved.** (As per the CCR, the budget is automatically approved unless 2/3 of the HOA membership objects.)

Ryan Bennett of the Architectural Review Committee (ARC) reviewed construction developments.

- Mt. Prospect is close to being completed—3 or 4 lots remain for construction. All lots in the Southwest Quadrant of Forest Ave. have been sold; the ARC has approved plans for all except 7-8 lots. Ryan anticipates that most homes will be under construction within the year.
- Cardinal Crest plans to build apartments on 2 lots zoned as single-family (for which they will need to obtain rezoning approval from the City) and a lot zoned multi-family at 27th & Tracy. The complex will house approximately 42 rental units with a rear parking lot. Preliminary plans show apartments modern in design and similar in scale to the Colonnade Apartments.

Paul Milakovich continued with more construction updates.

- Community mailboxes have been installed for the SW Quadrant. This is a US Postal requirement. They are placed on the 15' wide strip of land owned by the City which is adjacent to 2605 Forest Ave. The city is responsible for the community mailbox cost.
- The 2501 Beacon Hill apartment complex is complete and 75% occupied.
- The Welcome House, a men's transitional housing facility, plans a phased construction project along 27th St. between Paseo and West Paseo beginning Spring, 2022. Two existing small buildings will be replaced by a residential facility, parking and green space for residents.
- Next spring, construction is scheduled to begin on the corners of 27th and Troost by Exact Partners, 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 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 (rentals) are also planned for the site.

Jane and Randy Kietzman reported that the playground is complete with all equipment, sod, trees and landscaping and it's being enjoyed! A concrete sidewalk is still planned—costs have risen considerably since the sidewalk was estimated 2 years ago and contractors are busy. (Jane has spoken to over 18 contractors.) She was able to get some donations for landscaping: rocks were donated from 2501 BHA; plants were donated by residents on BH Lane. Tim Dugan offered a 60% trade discount for any trees needed in the future.

Beth Bangor gave an update about neighborhood engagement and the website.

- The Playground celebration on Saturday, Sept. 17 was well attended by neighbors from all parts of Beacon Hill. It included a short address by BHMCC President Dee Evans and Kansas City Mayor Quinton Lucas. The HOA sponsored ice cream from Betty Rae's truck (we served 107 treats) and a performance by Art as Mentorship.
- A Welcome Kit developed by the neighborhood engagement committee, was hand delivered to 25 new residents in Beacon Hill (not just HOA members). It includes a 3-page welcome letter with a list of community resources and a map with points of interest. It also includes a tri-fold brochures on the Beacon Hill McFeders Community Council, developed by Dee Evans, and a brochure with a short history of how Beacon Hill settled, written by Merry Quackenbush. These documents will be added to the HOA website.
- The HOA website "beaconhillkcmo.com" provides HOA members with informational resources like the CCR documents, meeting minutes, and a link to Lisa at Barnds for questions/concerns. An overview of the HOA and a brief history of Beacon Hill have been added to the site; the budget and investment documents will also be added. Sean Ochester offered to assist with additional updates.

An election was conducted for three board members. The 3-year terms for Beth Bangor, Eric Dean & Paul Milakovitch have expired. Jared Miller’s committee produced a slate of candidates. One nomination (Tim Dugan) was taken from the floor as a write-in candidate. Lisa Stanley and Merry Quackenbush distributed and tabulated ballots. Beth, Eric and Paul were re-elected, each for a 3-year term.

Throughout the meeting, the Board responded to questions posed by HOA members:

Have we bid out our landscaping contract to verify that it’s competitive? Our landscaping contract with Cut Rite goes through 2024; while they have been with us since the beginning and offer very reasonable rates, we will submit for competitive bids once their contract expires.

Playground lights and trash issues were discussed. A resident mentioned hearing some late-night visitors at the playground—lights will help. Can we have a trash can placed there?

What is the status on the sale of two HOA-owned lots on West Paseo? The 4 lots were deeded to the HOA by quick claim deed, meaning the HOA assumed title “as is”. A review of title uncovered exceptions that need to be cleared up before the HOA could sell the lots. HOA attorney, Rod Hoffman, is pursuing the original owners to clear titles for all 4 lots. The two lots along West Paseo will be sold for a total of \$100K, hopefully by the end of the year.

Parking and traffic issues were mentioned several times during the meeting.

- There are too many cars parked on Forest Ave. in the SW quadrant which causes trucks drive through landscaping because they can’t get through. Needs to be addressed with the City.
- At 2501 Beacon Hill, the dumpster is pulled out on trash day and blocks Forest Ave. Paul will address the dumpster issue with Ian DeGaller.
- A resident reported that his mom living at 2501 was told that their parking lot had been oversold.
- Perhaps the apartment could work something out with the UMKC student parking garage? It’s pretty empty.
- The traffic along 25th street traffic moves too fast. Dangerous at the intersection with Forest and at the crest of the Hill. Consider a stop sign at the Forest Ave intersection? Maybe 25th and Beacon Hill Lane should each be one-way streets?
- When construction commences at 27th & Tracy, reserve a lot for workers to park so they do not clog the streets. (Cardinal Crest does own other lots on Forest.)
- Where 24th St. intersects the bridge (going over the highway) and Forest is dangerous, especially when there are shift changes at Hospital Hill. Many accidents there—can we get a stop sign installed or flashing lights?
- Robert Quackenbush relayed that the parking commission is good at solving problems but is not proactive.
- Can we issue permit parking on residential side of Beacon Hill Lane? (This might deter students who park there instead of paying for parking.)
- A resident suggested using PIAC—Public Improvements Advisory Committee—as a tool for traffic combing.
- Form a parking/traffic committee to work through these issues and approach the city in a unified matter.

Paul thanked everyone for attending the annual meeting.

The meeting adjourned at 11:34 a.m.