

MINUTES

Beacon Hill Homeowners Association Board Meeting

Wednesday, September 7, 2022
via Go To Meeting

Call to Order - The virtual meeting was called to order by President Sean Ochester at 6:42 p.m. Also in attendance were Board members Beth Bangor, Galen Beaufort, Eric Dean and Jared Miller; Lisa Stanley, Barnds Homes & Association Management; and 5 HOA members.

A motion was made to adopt the evening's agenda. The motion was seconded and the agenda was adopted.

A motion was made to approve the meeting minutes from the April 21 Board meeting. The motion was seconded and the minutes were approved.

Treasurer Jared Miller led the group through a review of the HOA Budget to be presented for approval at the Annual HOA Members Meeting on Oct. 15.

- **Income was largely impacted by a gain of \$97,458**—the net proceeds from the sale of the two lots on West Paseo last spring.
- **Inquiries have been made about the two remaining lots.** Jared suggested that given the market, each of these could sell for approx. \$100k. The lots are tied to an MOU with Beacon Hill McFeders Community Council (BHMCC) for construction of a community center. BHMCC has expressed wanting to locate a community center south of 27th street. *It was suggested that the Board create a new MOU with an amount to be held in escrow for BHMCC, with a stipulation for time frame and use of the funds. If we do, it was suggested that we make sure to widely publicize the sale of the lots and consider using a realtor. It was decided not to include this possible revenue in the 2023 budget.*
- **Dues revenue has increased by nearly \$15,000 from 2021**, due to new homeowners and the review of properties conducted by Paul Milakovich. Some questions remain about some properties' status as dues-paying members, i.e. are the Residences of West Paseo part of the HOA? Lisa produced a BH Redevelopment map dated 11.2019 for the Board to reference (attached). *Lisa will send Paul's property audit file to the Board; Galen will take the lead on reviewing it with historical references.*
- **One area of uncertainty lies with the Colonnades Apartments**, who have historically not paid HOA dues. The LLC who owns the complex has not paid the 2022 dues owed of \$3,850. Galen recalled a verbal agreement which exempted them from HOA dues; however, the Board is unaware of any such agreement. *It was decided that Sean will check documents left by Paul for any information pertaining to their status, then Galen will approach them with a letter for payment of dues. If they are exempt, they will need to provide documentation to that effect. We need to be consistent in assessing dues.*
- **Overall, expenses increased** as expected in 2022.
- **One of our largest expenditures is for Barnds management services**, which increase as the number of HOA properties increases. Their three-year contract is expiring. The Board is happy with their service and would like Lisa to provide a new contract to Sean prior to the Oct. 15 meeting.
- **Legal fees increased** due to title clearance and sale of the two West Paseo lots. In projecting expenses for 2023, Jared has budgeted for legal expenses for sale of the remaining two lots and possible new MOU with BHMCC. It was noted that title clearance for all four lots were done together and is complete.

- **Electrical expenses have increased due to the Playground lights**, which is necessary for safety. The lights do not always work, however. *Jared is trying to get to the root of the problem with KCP&L.*

- **Landscaping expenses may increase** due to additional playground mulching and mowing services. It was mentioned that Cutrite is not mowing some of the smaller common areas, though they used to. Our contract for mowing, which goes through 2024, does not specify where cutting should be done. *Sean will walk through a map with Cutrite to clarify where to mow.*

- **The Board discussed allocating funds for monuments/signage.** Jared shared Mt. Prospect's wish for a sign to improve their integration into the neighborhood; putting some money in this category would show good faith on our part. However, it was unclear where the sign would go or what it would look like; it was suggested that a proposal be submitted before funds get allocated.

- **This lead to a further discussion of what value-added initiatives the Board should undertake** on behalf of the membership. Sean shared that Marcato had inquired about a covered pavilion in the playground area. This is an expensive, involved, undertaking with reoccurring cost and maintenance ramifications. Galen directed us to the Board duties detailed in the CCR. *It was decided that value-added projects like a covered pavilion or neighborhood signage would be presented for discussion with the membership at the Oct. 15 meeting. If there is interest, we will form a committee to investigate logistics, budget, design, etc. and present a proposal back to the membership.*

A motion was made to present the budget with changes as discussed to the membership. The motion was seconded and passed. Lisa will mail the budget to the membership 30 days prior to the Oct. 15.

Beth gave an update on neighborhood engagement.

- **The HOA sponsored the Jitterbug Coffee Truck** to come through the neighborhood on Aug. 27. The truck made three stops on Tracy Ave at Lake Ave, 26th Terrace and 23rd St. in Mt. Prospect. Fifty neighbors joined for coffee and smoothies—see photos on our Facebook page. The event was roughly \$400.

- **A neighborhood-wide yard sale is being planned for Oct. 1.** Each participating resident will conduct their own sale but the NE team will organize a map of participants, supply signs, and provide advertising on social media. *Beth is investigating whether a permit is needed and creating a list of tips and tricks for a successful sale. An email will go out to the neighborhood in the next few days.*

- **Kim Wallace Carlson is planning a pizza party with the Combine** for this fall. More details will be given at the annual meeting.

- **Merry Quackenbush will give an update** on the "Clean Up After Your Dog" signs purchased for the neighborhood on Oct. 15.

No one was present from the ARC—no report.

- **It was noted that the ARC should give a report to the membership at the Annual meeting** and include an update on Cardinal Crest's (CC) requested rezoning of the lots on 27th St. Regarding the rezoning, Galen informally shared his interaction with the city manager and his remarks made during the CPC meeting on Sept. 6. CC's rezoning request has been removed from the active monthly docket until they conduct the required engagement process with the neighborhood. The Board has sent letters requesting that the city attorney enforce the City's own sales contract with Cardinal Crest which stipulating that only single family homes will be built on the Forest Avenue lots. *Sean will reach out to Ryan Bennett about giving a report on Oct. 15.*

- **The Board must make appointments for the terms of all 3 members of the ARC**, which are expiring. The Board would like the current members to continue. Both Robert Quackenbush and Chris Gilbert would like to continue with a new term. *Sean will check in with Ryan Bennett about extending of his term.*

Two upcoming Board vacancies were discussed. Sean and Jared's terms are both expiring at the Annual meeting in October. As set forth in the CCR, the Board is to be comprised of 5 elected members; Board positions are determined by those 5 elected members during a subsequent Board meeting. A Nominating Committee was formed to create a slate of candidates for the two board vacancies; candidates are also accepted from the floor during the meeting. *Sean will chair the committee and meet with Galen & Beth to create a slate and submit it to Lisa prior to the meeting.*

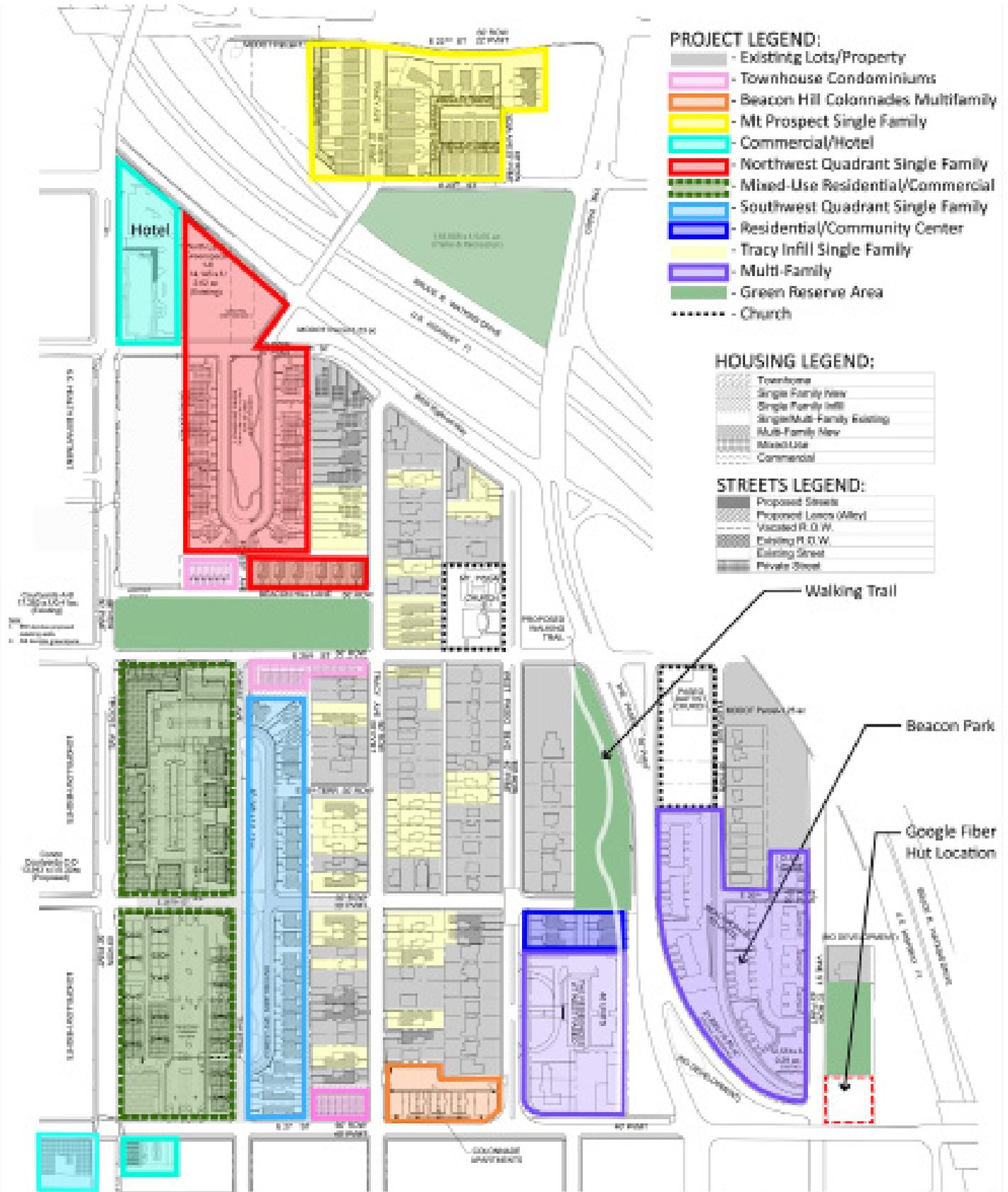
Sean reported on necessary tree maintenance in the neighborhood and presented two quotes.

- Trees need to be trimmed in three areas: 1- along the Forest Ave. common area (horseshoe) between 24th St. and Beacon Hill Lane; 2- along the perimeter of the Playground; 3-on the tree lawn on Tracy Avenue near 24th St. and on 24th St. west of Tracy Ave.
- The Board agreed that the Ryan Lawn & Tree service quote responded more thoroughly to our needs. Location #3 was questioned. Although the tree lawn is owned by the City, unless a tree has been tagged, tree maintenance is usually the homeowner's responsibility. *Sean will check to see which trees are tagged.*
- It was agreed that portion #1 of the proposal totalling \$18, 900 be green-lighted for now. *Sean will coordinate the work with Ryan Tree & Lawn; the Board will discuss addressing the other two areas in 2023.*

The agenda for the Oct. 15 Annual Meeting was reviewed.

- It was agreed to remove the "Playground" and "Website" line items and add "ARC Report" and "Parking" as line items. *Jared and Tim Robinson will report on parking issues.*
- Natalie Funkmeyer from 2501 Beacon Hill requested attending the annual meeting. *Eric will coordinate the details with her.*
- Earlier this year, Marcato requested that a virtual link be available for all meetings. *Lisa will oversee the logistics with La Quinta for a virtual link on Oct. 15.*

The meeting adjourned at 8:42 pm.



BEACON HILL REDEVELOPMENT
Kansas City, Missouri

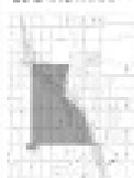


BEACON HILL NEIGHBORHOOD PROJECT MAP

BEACON HILL DEVELOPERS, LC
A LLC Equal Opportunity Employer • Veterans' Employment Opportunity Certificate • Disabled Veterans' Business Enterprise

TB Talaferro & Browne, Inc.
Engineering • Landscape Architecture • Planning

LOCATION MAP



Admin Approved
11/06/2019

Revised:
October, 2019