

MINUTES

Beacon Hill Homeowners Association Board Meeting

Saturday, October 15, 2022
LaQuinta Hotel Meeting Room, Troost Avenue

BOARD REVIEWED.
PENDING FINAL
APPROVAL.

Call to Order - The meeting was called to order by President Sean Ochester at 12:11 p.m. Also in attendance were Board members Beth Bangor, Galen Beaufort, Eric Dean and Jared Miller; Lisa Stanley, Barnds Homes & Association Management; and 1 HOA member.

Jared motioned to approve the meeting minutes from the Sept. 7 Board meeting. The motion was seconded and the minutes were approved.

Eric motioned for the Board to continue with the current officers for 2023: Sean Ochester, President; Eric Dean, Vice President; Jared Miller, Treasurer; Beth Bangor, Secretary; Galen Beaufort. The motion was seconded and the motion passed.

Galen motioned to adopt the resolution for the 2023 budget. The motion was seconded and the motion passed.

Beth motioned to approve annual assessments with no change from 2022. The motion was seconded and the motion passed. It was noted that since the apartments are assessed based upon sq. ft., in the future we might reconsider residential adjustments for homes larger than the 1800 sq. ft. minimum.

Sean motioned to reinstate the current ARC members, Ryan Bennett (Head), Chris Gilbert and Robert Quackenbush, for two-year terms. The motion was seconded and the motion passed.

The Board reviewed the snow removal estimate from Hunter Brothers for the 2022-23 season. The total of \$675 was a \$50 increase over the 2021-22 season.

- **Galen noted that the alley west of Forest Ave** is often plowed by UMKC before Hunter Brothers arrives. (UMKC is technically responsible for the western half of the alley. *Lisa will insert a clause into the contract asking HB not to charge us for that portion if it is already plowed.*

- **Two areas need to be added to the scope of work:** 1) the alley behind Beacon Hill Lane between Tracy and Forest Avenues, and 2) the clearing and salt application to sidewalks on the north and south sides of the playground, along with the snaking path through the playground which connects those walkways. *Lisa will coordinate the change with HB and email the Board for final approval.*

The Board briefly discussed the committees formed earlier during the Annual meeting. Sean wants to email each committee to jump-start activity. It was noted that 3 members from Mt. Prospect left the meeting prior to committee formation. *Beth will draft an intro email for Sean, and reach out to members not present at Annual mtg to see if they have any interest.*

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Sean reported on his meeting with Audrey Navarro at the Residences on West Paseo, which were purchased recently by Clemons Real Estate. Audrey mentioned that they have common space available for events. She expressed interest in purchasing the two remaining lots owned by the HOA on West Paseo. Sean reminded her that the lots are zoned for SF homes; she should expect push-back from the community if she pursued other options. *Sean will make an email introduction for Beth, Audrey, Eric and Dee Evans to meet regarding their event space.*

The Board briefly discussed the Ryan Tree scope of work to be done. It was clarified that the HOA maintains any tree on the tree lawn in front of an HOA property but only if it is not tagged (for ownership) with a City medallion. Regarding landscaping: it was suggested that we see if we can work out a deal with Cutrite for combining our work with Mt. Prospect when that contract comes up in 2024. *Sean will see if Ryan Tree can spray trees where needed.*

The meeting adjourned at 12:52 p.m.