

# MINUTES

## Beacon Hill Homeowners Association Annual Meeting

Saturday, October 15, 2022  
LaQuinta Hotel Meeting Room

BOARD REVIEWED.  
PENDING FINAL  
APPROVAL.

**Call to Order** - The meeting was called to order at 10:10 a.m. by Sean Ochester (President).

**Present** - Board members Beth Bangor, Galen Beaufort, Eric Dean and Jared Miller; Lisa Stanley (Barnds Homes and Association Management); 15 HOA members households, and 3 virtual attendees.

**Sean welcomed members and introduced the Board.** He gave a brief overview of the year and discussed the idea of expanding HOA committees, which would enable members to get involved in specific areas of interest, foster engagement and provide our HOA with valuable ideas and expertise.

**Treasurer Jared Miller reviewed the 2022 financials with the membership.**

- **Revenue is up from last year partially due to increase in residents,** but also due to the audit of properties north of 27th street by previous President Paul Milakovich. A large source of revenue came from the sale of the two lots on West Paseo, which net roughly \$97,000. Since the market is strong and there is interest, the Board is considering selling the remaining 2 lots but would first need to restructure the MOU the lots are currently tied to. (Jared explained that the two lots were promised to BH McFeders Community Council for a Community Center; however, McFeders Council does not wish to put a center in this location.)
- **Jared briefly reviewed line item expenses.** The bulk of the expenses (more than 50%) go to landscaping; administrative (Barnds management), insurance and legal fees were also noted. Legal fees increased in 2022 due to title clearance for the two West Paseo lots. (It was noted that title clearance for all four lots were done together and is complete.) We anticipate spending \$38,000 this year and in 2023 to trim trees in the common areas, something which has to be done every ten years or so.
- **We are projecting \$30,000 net income for 2022.**

**Jared presented the 2023 budget.**

- **Revenue is projected to stay the same for 2023** but we anticipate some increase as more residential properties are completed and occupied. The Board continues to audit properties which may be subject to assessment. For example, Galen used the sunshine law to request the square footage of The Colonnades, which falls within the HOA purview. (The owner has never paid dues.)
- **Jared discussed line item expenses for 2023.** With more properties to manage, Barnds administrative expenses have increased slightly. Additional monies have been allocated for electrical. (Lights along Beacon Hill Lane and 25th St. near the playground are still finicky and are being addressed.) There has been \$5,000 allocated for repair and potentially new installation of monuments/signage. There will be no increases in assessment fees for 2022.
- **There were no objections to the budget so the 2023 budget was approved.** (As per the CCR, the budget is automatically approved unless 2/3 of the HOA membership objects.)

**Sean gave a general property update.**

- **Several bids were solicited for tree trimming in common areas.** Ryan Lawn & Tree was selected to begin with the common area on Forest Ave. north of Beacon Hill Lane (the horseshoe). Next year, they will trim trees in the playground area, those in common areas along 24th St. and trees NOT owned by KCMO on Tracy Avenue tree lawns in front of HOA properties. (It was clarified that trees marked with a metal medalion and are owned and maintained by KCMO.)

- **Three cars were recently stolen in the neighborhood, one at gun point.** These occurred at different times of day and reported descriptions of assailants did not match. One involved a contractor vehicle. It was also reported that a man and woman were spotted on Beacon Hill Lane checking for unlocked doors. Construction workers make it confusing to know if someone strange is lurking or just working with a crew. It's recommended that neighbors lock doors to homes and vehicles.

**Beth Bangor reported on Neighborhood Engagement Committee activities in 2022.**

- **The committee has hosted several events this year.** The Jitterbuggy coffee truck came through the neighborhood on August 27, stopping at three places along Tracy Avenue—50 neighbors participated. A neighborhood-wide yard sale on October 2 when 18 households participated in selling goods. (We have stored the yard sale signs so we can do it again next year.) Jared organized a Saturday morning Clean Up with coffee and donuts back in May for the HOA. Finally, a family-friendly, pizza party is planned for October 29 at The Combine from 12-3 PM, and the McFeders end-of-year meeting is scheduled for November 19.

- **Merry Quackenbush organized a group to assemble "Clean up after your dog" signs** she procured for the entire Beacon Hill neighborhood. She still has several if anyone wants one for their yard.

- **We have delivered 48 Welcome Kits** to new neighbors since the beginning of 2021.

**Jared Miller gave a Parking Committee update.**

- **Over the past year, the Parking Committee contacted the city several times** regarding traffic and parking along 25th St., parking on Forest Ave. (South Quadrant), and crosswalks at Tracy Ave near the playground. Responses were difficult because according to City maps, our neighborhood does not register as a place where serious problems exist. "No Parking" signs were posted on one side of 25th St. and on the curves on Forest Ave.

- **Tim Robinson also contacted the City many times about issues on Forest Ave.** Currently, parking along Forest Ave. still affects trash pick up because City trucks can not fit down the street. (No parking signs along the curves are not always observed.) Call 311 for parking enforcement or missed trash pick-up. You can also lean on Councilwoman Robinson or Councilman Ellington.

- **Merry and Robert Quackenbush reported on an idea from Ian DeGalen /2501 Beacon Hill Apts.** regarding the property on the SE corner of Forest at 25th Street. They are investigating plans to create a paid parking lot here instead of town homes. This could help to reduce problems with street parking. The design would need to be sensitive to landscaping appropriate for the neighborhood and would require rezoning. They will be reaching out to neighbors for input.

- **Sean will email our new contact at UMKC Housing regarding their parking garage,** which is often empty, to see if they would entertain opening up the garage to non-student permit parking.

**Ryan Bennett gave an update from the Architectural Review Committee (ARC).**

- **The ARC has reviewed and approved plans for all but four of the lots on Forest Avenue.** The owners of the lot on BH Lane have received notice from the ARC and Dan Musser about their contractual agreement to build within an allotted time frame. The three vacant lots on Tracy are moving slowly. The ARC has approved building designs for the corner lot and middle lots. The third lot is still for sale.
- **Ryan has been reaching out to current builders to install silt fences** around their construction sites since we have had complaints from neighbors about mud and gravel in the alleys. It has improved. If you see this problem, Ryan suggests that you call 311, and email him.
- **The Cardinal Crest (CC) proposed apartments** development on 27th St. was taken off the CPC docket until they hold a Public Hearing for the neighborhood as required. CC is seeking the rezoning of two SF lots on Forest and one on Tracy in order to build a 40-unit apartment complex along 27th St. Many neighbors oppose the rezoning. Cardinal Crest did NOT follow through on an agreement reached with Paul Milakovich, former HOA President, to hold a neighborhood Town Hall to present new designs after meeting with a small group of neighbors (which occurred last March). Several HOA members attended CPC meetings over the summer to request a continuance until the Public Hearing requirement is met.

**An election was conducted for two board members.** The 3-year terms for Sean Ochester and Jared Miller have expired. No nominations were offered from the floor. Lisa Stanley distributed and tabulated ballots. Sean and Jared were re-elected, each for a 3-year term.

**Sean explained HOA Committees for 2023 and asked for members to get involved.** Several members volunteered for the Grounds, Parking and Long-Range Planning Committees. Sean will reach out to new committees to jump-start activity over the next few months.

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

**Q: Can we have a curb-cut mid-block on 25th St. and Beacon Hill Lane for entry to the sidewalk and playground?** (Currently, curb cut access is only at the corner of the block.) Jared suggested preparing a proposal for PIAC funding for this and a cross-walk marked across the roadway. Galen explained how PIAC funding works. We are too late for 2022 funding but a committee could investigate for 2023.

**Q: What is the status of additional signage/monuments in the neighborhood?** There has been money allocated in the budget for monument cleaning, repair and additional signage. A sign in Mount Prospect has been raised on several occasions. The Board would like the Grounds Committee to investigate possibilities and issues, and form a subcommittee if needed.

**Q: What is happening with the church building on West Paseo?** The church was purchased by an owner in Texas, Antioch PC. They replaced the roof; an existing KC congregation will be moving in.

**Q: Can we investigate making a Shelter House in the Playground area?** The Board would like the Grounds Committee to investigate possibilities and issues, and form a subcommittee if needed.

**Sean thanked everyone for attending the annual meeting.**

The meeting adjourned at 11:52 a.m.