

MINUTES

Beacon Hill Homeowners Association Board Meeting

Thursday, April 21, 2022
Studio Q

Call to Order - The meeting was called to order at 6:06 p.m. by Paul Milakovich (Board President).

Present - Board members Eric Dean (Vice President), Jared Miller (Treasurer), Beth Bangor (Secretary) and Sean Ochester; Lisa Stanley, Barnds Homes & Association Management; Major Simons, KCPD Central Patrol; Bobby Evans KCMO Dept. of Public Works and 22 HOA members.

Parking issues along Forest Ave were addressed by Major Simons, KCPD Central Patrol officer.

- **“No Parking” signs have been installed** where necessary on Forest Ave and Beacon Hill Lane in response to neighborhood outreach. The apartments were notified* that KCPD would enforce the signs and a few vehicles have been towed. Residents noted that the efforts seem to be working--still an issue on weekends. Part of the problem: 150 spaces for 180 apartment units; city staffing shortages impact enforcement. Suggested solutions: continued dialog with apartment management, better marking for crosswalks.
- **A continuing problem on that block of Forest is created by parked cars around the curves** which block larger vehicles, vans and city trucks. Concern about emergency vehicles was expressed along with frustration caused by frequently missed trash collection. It was requested that additional No Parking signs be placed around the curves on Forest. Major Simons said he will reach out to Matthew Muckinthal for additional signs.
- Semi trucks are not allowed to park in residential lots. Call 311 to report parking issues so they are directed to Parking Control rather than KCPD—Parking Control has a better grasp of the ordinances.
- **Traffic concerns on 25th St. and Beacon Hill Lane were discussed:** there is limited visibility going east (up the hill) and accident potential increases with parking on one or both sides; traffic moves too fast; safety is a concern near the playground. Jared’s parking committee learned that making these two streets one-way may be difficult since Tracy is one-way and city engineers designated a “no-left-turn” at BH Lane and Troost. They are pursuing PIAC funds to develop a way to slow traffic.

Traffic Planner with Dept. of Public Works, Bobby Evans, discussed bike lanes on 27th St.

- **The City is expanding the bike lane network.** Current 27th St. project runs from Campbell to Blue Valley Park and will end at Van Brunt. A map of the proposed bike lanes network is available online at www.kcmo.gov/bikekc (See attached for handouts presented.)
- **Generally, bike lanes increase safety for everyone,** especially cyclists and micromobility users. The lanes on 27th St. will widen from 10 to 11 ft. During planning, the department generally seeks to increase parking spaces near bus stops to prevent people from parking close to intersections. One resident said bike lanes are confusing because they’re not consistent—sited those on Armour. Mr. Evans said Armour was one of first—they are learning as they go—but the lanes have reduced accidents because cars have slowed down. One resident suggested using the bike lanes during relays/race events rather than the roadways.
- **Amazon, UPS, FEDEX regularly stop their trucks on 27th St.** This will become a problem with one lane. Mr. Evans said it’s tough to address because some drivers just accept the tickets as part of the job. Residents should call 311 for issues.
- **There was general discussion** about extending the bike lane to Troost, and other areas; adding a location for RideKC bikes in the neighborhood seemed appealing, especially for apartment dwellers. (The ARC will investigate.) Bike lanes are cleaned by special sweepers.

Minutes from the October 30, 2021, Annual HOA meeting & Board meeting were approved.

Jared motioned and Sean seconded.

Paul reviewed the financials with the membership. The structural deficit for 2021 was \$5974, less than the \$9034 anticipated. Revenue is projected to increase in 2022; we anticipate a small surplus. Most of the HOA dues go toward landscaping/snow removal for common areas. Once the SW quadrant is built-out, dues will help to cover the increased landscaping costs. Our goal is to match yearly expenses with yearly dues revenue. We also have roughly \$135,000 in reserve to cover shortfalls. (The city created the \$100,000 reserve fund when the HOA was established.)

Paul updated the group about the four HOA-owned lots on West Paseo.

- The Locust Design purchase of the SW lot is complete. Larry Prior will close on the NW lot in 2 weeks. The HOA will gain approx. \$92,000 from the sale after closing costs.
- The other two lots are currently promised to BH McFeders Community Council (BHMCC) by a Memorandum of Understanding (MOU) for a community center, providing they secure funding. Both the HOA Board & BHMCC would prefer the center to be located south of 27th street. Since the market is hot and there is interest, the Board may wish to change the MOU to free up the lots for sale, and could elect to place the funds in reserve for a future community center. The HOA Board supports BHMCC in this endeavor but does not have the resources to develop/operate a community center in Beacon Hill.

Ryan Bennett gave an ARC update.

- Five houses are currently being dug out in the South Quadrant leaving roughly 8 lots to go. The corner lot at BH Lane & Tracy will be resold. Paul raised issue about the Tracy lot owned by EE Devco who is having financial difficulty. Generally, lot buyers agree to begin construction within one year of purchase. The lot in the middle of BH Lane is also dormant; Ryan has been in touch with the owners. Ryan reports that according to Dan Musser, the HOA does not have much leverage to force owners to build.
- A small group of neighbors meet with Cardinal Crest (CC) in March regarding their proposed development of apartments on two lots at Forest & 27th St., which many neighbors oppose. Concerns about parking, neighborhood unity and architectural style were discussed. We are waiting to hear back from Cardinal Crest on their revised plans--they indicated it might take several months for them to regroup.

A few neighborhood engagement topics emerged: Jared suggested organizing a trash clean up. He will plan one and send out email to the membership. Beth invited anyone interested to join the Neighborhood Engagement team which is comprised of people from the HOA, BH McFeders & Mt. Prospect. Send your contact to us via Lisa Stanley. (Last year the team created a Welcome Kit for new neighbors and organized a late-summer playground opening event.)

A Board vacancy was addressed due to Paul's resignation. (Paul is moving for a job in Florida.) Galen Beaufort, a retired former city attorney living on Forest Ave, expressed interest in taking Paul's term, which ends in October of 2024. No nominees were offered from the floor. Galen's appointment was nominated by Beth, seconded by Eric and approved. Sean Ochester was nominated by Beth to replace Paul as Board President; it was seconded by Jared and approved. The Board welcomed Galen and thanked Paul for his 4+ years of service to the HOA.

The meeting adjourned at 7:12 p.m.

***Addendum:** After reviewing a draft of the minutes, Derek Yoder, Director of Bridge Property Management which owns Marcato, contacted members of the Board and advised that he and certain members of his staff were not aware of the KCPD contact mentioned by Major Simons.

Source: KCMO Dept of Public Works

27th St Crashes Analysis

2015-2019

One crash every 2.6 days

2015-2019 Crashes	#	%
Fatal	2	0.3%
Suspected Serious	12	2%
Suspected Minor	230	36%
Property Damage	394	62%
Grand Total	638 Crashes	

- 86% at Intersections
- 99% Automobile Only
- 73% During Daytime



27th St Traffic Volumes

2017-2021 Average Daily Traffic

27th Street Segments	EB	WB	Total
Gillham to Paseo	3521	2937	6458
Paseo to Prospect	3228	3589	6816
Prospect to Cleveland	2914	3001	5914
I-70 to Van Brunt	3185	2300	5485

Source: MoDOT Traffic Volume Maps

Max Volume for a Road Diet (FHWA):

15,000-17,000 ADT



Source: KCMO Dept of Public Works

