

MINUTES

Beacon Hill Homeowners Association Board Meeting

Tuesday, September 21, 2021
Virtual via Go To Meeting

Call to Order - The meeting was called to order at 3:34 p.m. by David Sisney (President).

Present - Board members Derrick Gallagher (Vice President), Paul Milakovich (Treasurer), Eric Dean (Community Engagement), and Beth Bangor (Secretary); Lisa Stanley (Barnds Homes and Association Management); HOA members Jared Miller, Sean Ochester and Derek Yoder.

The minutes from the May 22 Board meeting were approved. Paul motioned to approve the minutes; Derrick seconded and the minutes were approved.

HOA Board vacancies and expiring terms were addressed.

• **David Sisney and Derrick Gallagher both announced resignations from the Board.** Paul nominated Jared Miller and Sean Ochester to assume these Board positions; Beth seconded the motion and the motion passed. Both positions will expire in October of 2022. Derrick nominated Paul Milakovich to the role of Board President. Beth seconded and the motion passed. Paul nominated Eric Dean to replace him as Board Treasurer; Beth seconded and the motion passed. Sean Ochester volunteered to replace Derrick as Vice President; Beth seconded and the motion passed.

• **The group thanked David for his 8+ and Derrick for his 2+ years of service to the HOA Board.**

• **A Nominating Committee was formed to address three Board terms expiring in October.**

Jared Miller, Committee Chair, Sean Ochester and David Sisney will create a slate of candidates for the Board positions held by Beth, Eric and Paul. The slate must be sent to Lisa before her October 1 mailing.

Paul presented a budget for 2022 which has been adjusted by recent developments.

• **2501 Beacon Hill Apartments (BHA) have contested their HOA assessment.** Ian DeGaller has asserted that only 20% of their land is subject to assessment. (A similar situation had occurred with Mercato when it was determined that only 90% of their property was subject to assessment.) Paul is investigating the validity of BHA's claim in two ways: 1) Asking Dan Musser pull old title policies to review—Dan recollects that more than 20% of BHA's land is subject to declaration; 2) Pursuing a reverse title search with the title CCR docs. We most likely will not have a resolution prior to the annual meeting on Oct. 30.

• **Paul stated that we may need to consider restructuring our assessment metric.** Currently, HOA assesses property at roughly 11 cents/sq. ft. and the commercial properties pay approximately 55% of the yearly assessment. Paul noted that the new owners of Mercato have not yet paid assessments; if they and BHA both balk at paying 11 cents/sq. ft. in 2022, we may need to find a compromise. Discussion points: In a mostly residential neighborhood, it's odd to include apartments in HOA assessments; the apartments realize tax breaks for their participation in the HOA; the apartment complexes pay 55% of the revenue but are allowed only 3 votes by the CCR which cannot be amended; the apartments consider our healthy financial reserves a sticking point; we need to consider the purpose of our financial reserves; we may need to consider phasing in higher residential assessments in the future to cover operating expenses.

• **With a projected reduction in revenue from BHA, the budgets for 2021 and 2022 now show a deficit.** The situation with the BHA will reduce projected revenue for 2021 by \$13,000; we will need to dip into reserves to cover expenses for 2021.

- **The Board discussed line item expenses.** The bulk of the expenses go to landscaping, administrative (Barnds management) and insurance costs. Our landscaping contract with Cut Rite goes through 2024; while they have been with us since the beginning and offer very reasonable rates, we may want to submit for competitive bids once their contract expires. It was suggested that expenses for neighborhood engagement “social” should be adjusted to the previous allotment of \$2650 for 2021; projections for 2022 remained unchanged. For the projected 2022 budget, an estimated \$2500 was added to fix the lights along Beacon Hill Lane and 25th St. near the playground.

- **The Board passed a resolution to submit the proposed budget for 2022 to the HOA.** Beth Bangor made the motion, Jared Miller seconded and the motion passed.

Paul gave an update on the sale of two HOA-owned lots on West Paseo. We have buyers for two of the four lots adjacent to the Senior Living facility. However, titles to the land had been quick-cleaned by a government entity before being granted to the HOA; they are not clear. HOA attorney, Rod Hoffman, is pursuing the original owners to clear the titles. Each lot will be sold for \$50K hopefully by the end of the year.

Lisa and Paul updated the Board regarding community mailboxes on the SW Quadrant. This is a US Postal requirement. The ARC suggested using the mailbox design recently installed at Mt. Prospect. It will be placed on the 15’ wide strip of land owned by the HOA which is adjacent to 2605 Forest Ave. A concrete pad for the mailboxes has been poured; the mailboxes have been delivered and should be in place by the end of September. Dan Musser has committed to \$12,000 for the mailbox cost.

The Board was updated on Neighborhood Engagement activities.

- **Eric gave an update of the playground celebration.** 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 neighbors—and a performance by Art as Mentorship. Tables were set up by Ruby Jean’s and Big Brothers, Big Sisters; the Combine sent coupons. Appreciation went out to Amber Cordell and Jane and Randy Kietzman for all their efforts to design and install the new park.

- **Beth presented a prototype of a Welcome Kit.** The welcome kit will go out to any new neighbor 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 2 tri-fold brochures: a brochure 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. A suggestion was made to include coupons from local business and update the HOA officer list. Please email additional suggestions to Beth. There are 16 new HOA homeowners who have arrived/ will be arriving in 2021. The goal is to get them a welcome kit in October.

A question was asked regarding the neighborhood community center planned for 2 lots on West Paseo. The HOA made a gentlemen’s agreement to donate two parcels for the center but it is the McFeders Council who is driving the process to design the building and raise the funds.

A clarification was made regarding the location of the property owned by Cardinal Crest. The HOA, ARC and BHMCC are invited to a presentation on Oct. 4 to review plans for the property.

The next meeting will be the annual HOA meeting on October 30, 2021.

The meeting adjourned at 4:43 p.m.