

MINUTES

Beacon Hill Homeowners Association Board Meeting

Tuesday, June 4, 2019; 6:00 p.m.

Studio Q 2442
West Paseo

Call to Order: The meeting was called to order @ 1803 by David Sisney. Board members Paul Milakovich, Merry Quackenbush and Taylor Christopher were present. Patti Riley and Lisa Stanley (Barnds Homes and Association Management), Robert Quackenbush (ARC), and Ryan Townsend (Homeowner) were also in attendance.

Homeowner Forum: No topics presented

History of Beacon Hill: Merry provided a detailed presentation of the history of Beacon Hill to all attendees.

Approval of Minutes: Paul Milakovich made a motion to approve the February 9, 2019 Board Meeting minutes with Mary Quackenbush adding a second to the motion, followed by full Board approval.

Business

A. Insurance – Lisa Stanley provided an overview of the single general liability bid from State Farm. The bid included a significant increase from the previous year, but currently is the only carrier to bid out the policy. Paul Milakovich provided additional detail around the multiple factors that likely increase the risk for underwriting a general liability policy and further limit the pool of candidates for the neighborhood. With the limited time to the end of term for the current policy, Paul made a motion to move forward with executing the quote provided by State Farm. Taylor provided a second to the motion, followed by Board approval.

B. Short Term Rental – It was acknowledged that the city of Kansas City was beginning to reevaluate and likely prohibit nonowner-occupied Airbnb's with the recent shooting at a local nonowner-occupied residence in Hyde Park. The Board previously discussed 2433 Tracy and its transition into a nonowner-occupied short term rental which was followed by a January notification to the homeowner detailing the Boards disapproval, based on the neighborhood covenants. The discussion continues, but no further motions were made.

C. Neighborhood Updates - Commercial Development – David announced that Merriman has secured a permit to move earth, but technically a permit to build has not been issued. Work continues between the city and the ARC to clarify the submitted plans and approval of those plans with the upcoming 6/12/2019 ARC meeting.

It was also announced that the La Quinta hotel is confirmed to agree with the proposed property assessments and separately is evaluating pricing for exterior building material changes for the East side of the structure. The requested changes are in line with the approved ARC plans but differ from the plans approved by the city.

Work continues with the Marcatto group on property assessments as the units are currently starting to be leased.

Assessments – 2405 Forest remains outstanding

Playground – An RFP has been sent to 4 companies with 1 response to date. It was requested that the project be slowed to allow for the city lots, that are to pay for the project, to be sold and funds transferred to the HOA for project funding. The terracing is also to be halted and full project plans to be presented for Board review.

D. Grounds Maintenance – David provided the Board a listing of the City Departments and the specific functions each oversees. Outside of the traditional City owned parcels and properties it was identified that the landscaping plans for the park project would address the need for tree and grass replacement in the

Troost and 25th neighborhood green space.

E. Website Update – Taylor to continue to maintain the website and provide updates to the Board as to when a transition will be needed. Taylor will also send a link to the unpublished changes for the Boards review and final approval.

F. Other business - Robert Quackenbush announced the newly effective two step approval process that is to be incorporated into the ARC. The first approval allows for the homeowner/developer to move forward with solidifying the necessary building permits while the 2nd approval from the ARC is provided at completion of the build and determines if tax abatement will be assigned. The goal of a two-step process is to reduce the risk of the final build not being in line with the architectural plans that were originally approved by the ARC.

Patti Riley announced her 6/21/2019 departure from Barnds Management company and that future representation would remain with Lisa Stanley.

Adjourn: Meeting adjourned @ 1935