

MINUTES

Beacon Hill Homeowners Association Annual Meeting

Saturday, October 28, 2023

LaQuinta Hotel Conference Room • 2321 Troost Avenue

Call to Order - The meeting was called to order at 10:03 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 and 14 HOA members.

Sean welcomed members then introduced himself and the Board. He gave the president's report.

- **All neighborhood lots have all been sold and are being assessed for HOA dues**, even as building continues on Forest Avenue. (Roughly a dozen lots north of 27th street are still being developed, including a multi-family lot at Tracy and 27th St.) This means our income has now been established and will not change much from year to year. One exception is the Colonnades, which have never paid dues but are not absolved, according to Dan Musser of the Zimmer Corporation who oversaw the 353 Development Corp.
- **HOA expenses have increased nearly 40% in the last five years.** Sean reminded the group that the HOA's charge is mainly to care for the grounds on HOA property—this represents over 60% of the HOA budget. Roughly 20% of the budget goes to administrative costs for Barnds management and related expense (postage, copies, etc.); 15% of our budget funds insurance, property taxes (on two lots), legal and financial fees; 2% is used for utilities; the remainder goes to social activities and misc.
- **Now that our dues revenue has flattened, we need to consider an increase to cover future expenses.** HOA dues, which are \$193/year per residential lot, have not increased since the HOA was created in 2007. The Board has always tried to tie income with expenses; assessing more in order to stay solvent will be necessary. The HOA dues for 2024 will not change. The Board anticipates an increase in dues to \$250/year per residential lot in 2025, with a corresponding increase for commercial dues.
- **A reminder was issued to everyone regarding substantial changes to landscaping property.** While our rules are not extensive, approval is needed from the Architectural Review Committee (ARC) for some exterior modifications, like heavy landscaping or adding a fence or deck. Our Codes, Covenants and Restrictions (CCR) can be found on our website www.beaconhillkcmo.com. A suggestion was made for those removing landscaping: let Lisa know and we will spread the word. We may be able to repurpose plants at the playground or on common HOA property.

Jared reviewed the 2023 Budget and the Projected 2024 Budget.

- **Revenue from dues for 2023, and going forward**, will be roughly \$72,000 since all lots are now being assessed. Income from the Colonnades could add roughly \$4k to this. In order to issue an assessment, the Board must determine the square footage of the Colonnades; Randy Kietzman may have a map.
- **Expenses came in as projected this year with the exception** of \$24,000 in capital gains taxes from the sale of two lots on West Paseo in 2022. (Funds will be drawn from reserves if necessary.) We anticipate that expenses will increase after 2024 when new landscaping and management contracts will be implemented—Jared anticipates landscaping may increase 20%. There is some confusion as to what common property is owned by the HOA vs. the City. We need to create a definitive map of all common property showing what we own and must mow, plow for snow and insure.

- **A philosophical discussion regarding use of dues ensued.** Issues raised: Consider increasing to \$300 or \$350 in order to have a small “operating slush fund.” Our HOA dues are laughable compared to other HOA’s—why not increase even more in order to have some money to do things, improve the grounds with a pavilion, for example? Consider doing a membership survey to better understand what we want collectively.

- **Jared presented the projected budget for 2024,** explaining that revenue and expenses will remain largely unchanged as previously discussed. The members present voted to approve the 2024 Budget. (As per the CCR, the budget is automatically approved unless 2/3 of the HOA membership objects.)

The Board then reviewed Committee work done in 2023.

- **The Grounds Committee met last spring** and discussed several special projects, including a shelter house, before the Committee Chair moved away. There still seems to be interest in this, so the Board suggested that those interested join the Grounds Committee and put together a proposal detailing design, cost and funding strategy.

- One potentially affordable idea was a community garden proposal created by Tracy Ochester. It would be installed in our green space or the City-owned lot at 24th St. and Tracy. She estimated a set-up cost of roughly \$6-7,000, which could be defrayed with a yearly plot rental fee. (Tracy estimated we would need 15 yearly renters.) The Board polled the 14 members present but there was no interest to support moving ahead. (Perhaps this idea could be added to the survey OR floated to apartment dwellers since they do not have yards in which to garden.)

- A question arose about HOA care of tree lawns in the neighborhood. The City is replacing trees on tree lawns on Tracy Ave, West Paseo, 25th St., 26th St. and Beacon Hill Lane. It was decided there would be no increases in scope until Cut-Rite’s contract expires next year.

- **The Architectural Review Committee (ARC) report by Chris Gilbert** detailed construction developments. The ARC has approved housing plans for all but 4 lots on Forest Ave, and a house on West Paseo. They also met with Cardinal Crest regarding the multi-family lot on Tracy at 27th St. but formal plans have not been submitted. The ARC and the Board were approached by the owners of 2501 Beacon Hill Apartments about creating surface parking on the lots they own at 25th St and Forest Avenue. The Board expressed opposition because the UR Plan calls for townhomes in that area.

- Sean updated members about Mt. Pisgah Church at 2454 West Paseo. The church is now owned by Antioch Church, a non-denominational satellite church out of Waco, Texas. The owners put on a new roof and painted the exterior, and are developing a business plan. Part of their goal is to rent out the facility for church and community events; it has a 300+ capacity. Preliminary plans presented to both the HOA and BHMCC detailed a \$3 million+ investment but showed little area for parking, which was a concern.

- **The Parking Committee report** was given by Jared (the previous Committee Chair moved out of the neighborhood). The NO PARKING signs along the curves on Forest Ave. and at the crest of 25th St. and Troost have improved safety and garbage collection. Jared has submitted a PIAC request for crossing marks and curb cuts (for accessibility) at 25th and Forest and along Beacon Hill Lane, and sidewalk along Tracy between BH Lane and 25th St. A STOP sign at 25th and Tracy would be useful to slow traffic.

- **Beth reported that the Neighborhood Engagement Committee** hosted a neighborhood-wide gath-

ering on Saturday, Oct. 21 at 2000 Vine St., a rental space owned by neighbor Tim Duggan, who generously offered it to us for the cost of the cleaning fee. The Spot, an eatery next door catered light eats for roughly 50 people. In 2023, 18 Welcome Kits were distributed to new residents in Beacon Hill.

- **Galen reported that the Long Range Planning Committee** met last winter to begin establishing goals but has been otherwise inactive. (The Chair had to step aside for personal reasons.)

- **Sean reported that the idea of forming a Security Committee arose last Spring** due to increased thefts, but was tabled when BHMCC wished to take the lead on neighborhood security issues. Members present expressed concerns about car break-ins, theft from porches and the large homeless camp at 22nd and Forest. BHMCC held a Q&A with our Beacon Hill Community Interaction Officer Charmainne Sanders last July. Residents need to report all crime to KCPD (Charmainne Sanders will get a copy) and use 911 in an emergency. BH Residents can contact Charmainne Sanders directly with issues by phone: 816-379-0803 or email Charmainne.sanders@kcpd.org. For non-emergency issues, the MYKCMO app is more effective than x311.

- **The Board would like to increase HOA member involvement on HOA committees.** We will include a responsive checklist with Lisa's annual dues mailing. Members could indicate their desire to Chair or participate on a committee(s) and return it with their dues. Participation in a text message group which would alert participants to suspicious activity in the neighborhood could also be added on this checklist.

- **The Board will consider including a letter to explain the assessment increase** with Lisa's January 2024 dues mailing, including pie charts of revenue and expenses for a quick read.

Sean thanked everyone for attending the Annual HOA Meeting.

The meeting adjourned at 11:56 a.m.