

MINUTES

Beacon Hill Homeowners Association Annual Meeting

Saturday, October 12, 2024
LaQuinta Hotel Conference Room • 2321 Troost Avenue

Call to Order - The meeting was called to order at 10:04 a.m. by Sean Ochester (President).

Also Present - Board members Eric Dean (VP), Jared Miller (Treasurer), Beth Bangor (Secretary) and Galen Beaufort; Lisa Stanley (Barnds Homes and Association Management); nineteen HOA members. Five members were represented by proxy.

Sean gave a President's update for the year.

- **The HOA funded several events for the Beacon Hill neighborhood this year.** This included a spring Clean-up in April; a neighborhood-wide Yard Sale in June; and, a Movie Night at the playground on a Saturday evening in September. We are also helping to support the 50th Anniversary celebration of the neighborhood organization to be held at the old Waterworks building on October 19. All are welcome.
- **The two lots on West Paseo have been sold.** This ends our management and costs (upkeep, taxes) regarding the lots. The proceeds, less expenses (roughly \$120,000) will be put in an interest bearing account for use by the BHMCC as per the revised neighborhood Memorandum of Understanding (MOU). The original MOU called for a community center to be built in this location; however, after consulting with an architect, BHMCC found the costs prohibitive. The BHMCC neighborhood organization will have 3 years to develop and present a plan for using the funds to benefit the neighborhood.
- **There have been several issues with homeless encampments and off-leash animals this year.** Some residents of Forest Avenue have been approached by non-residents living on vacant lots and their off-leash pets. Calling x311 has yielded mixed results. The City has done some clearing of lots near the highway to discourage encampments. Two off-leash dogs attacked two on-leash pets being walked by their owners this past May. KC Pet is contracted to do animal control and they are not doing a good job of controlling off-leash dogs. They promised staffing and oversight that they have not delivered. Please reach out to City Council to ask that their temporary contract not be renewed.

Jared presented the financial picture for 2024 and 2025.

- **We will increase dues by 30% in 2025.** This increase was presented last October and confirmed in a letter sent to members this past January. Residential property dues will increase from \$193 to \$250; Commercial property dues will increase from \$.11/y. to \$.14 per square foot. Our yearly income just covers our yearly expenses, mostly for common area landscaping, which is where most of our income is spent.
- **We anticipate that expenses to come in slightly over revenue in 2024, as they have for the past few years.** The \$20,000 generated in additional revenue next year will cover the 30% increase in landscaping fees for 2025, along with incidental increases lighting maintenance around the playground, utilities for common areas, and administrative fees. (We are currently negotiating a new landscaping contract because our 5-year contract with Cut Rite was up this year.) The HOA will seek a 3-year contract.
- **Expenses for next year could be affected by a recent vehicular accident** if insurance doesn't completely cover it. Three trees and a lamp post were downed in front of the monument sign on Troost. The lamp post is owned by the HOA--not sure about the trees. If the perpetrator of the accident does not have insurance, we will check with our insurer about filing a claim. (Corey mentioned that Tim Duggan may have a few decorative lights if we need a replacement.)

The membership present voted to approve the 2025 Budget.

(As per the CCR, the budget is automatically approved unless 2/3 of the HOA membership objects.)

Ryan Bennet gave an update from the ARC.

- **Cardinal Crest is planning a 124-unit apartment complex along the south side of 27th St. stretching from Troost (both corners) to Forest Avenue.** Their plan also includes the multi-family lot and single family lot they own at Tracy and 27th Street (which are part of the HOA). The two SF lots on Forest Ave north of 27th St. are not currently involved, though there was some discussion about a small leasing building and a pool on those lots. They plan to ask the City to forgo the retail requirements of the project. They want the neighborhood's help in getting the lot at Forest and 27th Street rezoned from Residential to Commercial. They currently are planning for .5 parking spaces per unit. A discussion ensued about what the HOA can/cannot influence; working in conjunction with BHMCC will be necessary.
- **Vandalism and car break-ins continue to occur in BH.** Do not leave anything in your car. Kia was broken into on Forest recently. Cars in alleys have been rummaged through on Tracy and behind Forest by the UMKC parking lots. Keep your outdoor lights on at night to deter breaks-ins.
- **Ryan asked the owners of the church on West Paseo for an update.**

Other Business was discussed.

- **A resident asked if we can get trash collected from the alleys.** City ordinance states trash is picked up along the curb. A discussion ensued about approaching City Council now that some residents must haul the required trash receptacles (not bags) to the curb. Would the low-hanging electrical lines, which were supposed to have been buried by the developer, Zimmer, Taliferro & Brown and JEDunn, be a problem? One resident reported having been told that conduit is buried there. Can we approach the city? We DO own alleys—do we want big trucks using them regularly? (Private trash pick up is likely cost-prohibitive.)
- **A discussion ensued about replacing dead trees.** Trees planted by the City will eventually be removed by them (the City did fill the gator bags with water on the young trees). What about the dead trees in common spaces? We will get a bid in 2025 for removing dead trees in 2026, since it's not in the 2025 budget. Members of the Grounds Committee present discussed how we might do it sooner by organizing volunteers. Ryan Bennet mentioned the KC Canopy website for free trees (four to select from) which are provided in five-gallon buckets. Lisa Toelle suggested a potential landscape/tree planting resource: Roberto Gonzalez 913-530-3029
- **The HOA voted on Board members.** Three HOA Board seats are up in October: Beth's, Eric's and Galen's. The HOA Nominating committee presented a slate of Galen Beaufort, Jacquie Gering and Steve Gering. No nominations were suggested from the floor. The three nominees were elected. Sean thanked Eric (3+ years) and Beth (5 years) for serving on the Board.

Sean thanked everyone for attending the Annual HOA Meeting.

The meeting adjourned at 11:37 a.m.

Respectfully submitted,
Beth Bangor
Outgoing HOA Secretary