

Rockhill Homes Association
Annual Meeting: Tuesday 14 May 2024
Minutes

The 2024 Annual Meeting took place at the Kansas City Art Institute (KCAI), 4415 Warwick Boulevard, Kansas City, Missouri 64110.

At 5:30 p.m., KCAI generously hosted a complimentary and elegant cocktail reception on the Janet Miller Terrace.

The meeting was scheduled for 7 p.m. in the Epperson Auditorium of Vanderslice Hall. Gerry Carlson, RHA president, provided wine, glasses, snacks; KCAI provided desserts and water.

Attendees: 34 neighbors, including 13 voting Board members and 3 non-voting Board members: a quorum.

Call to Order and Welcome: Gerry Carlson

RHA board president Gerry Carlson called the meeting to order at 7:06 p.m.

Dr. Carlson announced that Mayor Quinton Lucas, due to a last-minute schedule change, was not able to be our guest speaker, and that Councilman Crispen Rea was not able to fill in because he had a sick child.

In welcoming the attendees, Dr. Carlson noted that good neighbors, like those in Rockhill, make a good neighborhood and that good neighborhoods make good cities.

Introduction of New Neighbors: Ed Straley, Welcome Wagon

Mr. Straley presented

Jon and Leslie Gerner, 4701 Rockhill Road

Tim Hershewe and Alison Chung, 4456 Rockhill Terrace

He asked the attendees to check the new Directory for accuracy.

He announced that residents may buy a second directory for \$2.50, and that caps are available for \$20.

Financial Status of the RHA: Barry Nickell, RHA Treasurer

Dr. Nickell passed out a sheet showing that our main expenses in the previous year included security @ \$2050/month; \$595 to print the Directory, \$1,100 for the picnic, \$1,000 for the Annual Meeting, \$601 to maintain the Pocket Park, \$203 for office supplies for invoices, and \$491 for board insurance. For several years our dues have stayed at \$325 a year per household. 85 of the 104 homes paid last year. Our balance at American Century is \$36,272.

Dr. Carlson thanked Dr. Nickell for his 6 years of service as treasurer, as he is retiring.

Security Status of Rockhill: Jim Sager, RHA Security Co-chair

Mr. Sager noted that most of our dues pay for our security company, NKCBI. Uniformed officers make 6 to 8 patrols per day; all of their cars are marked; they are armed with tasers and mace.

Their phone number is on the cover page of the Directory. When a problem is occurring, neighbors should call security first: they can hold a suspect while waiting for the police. Mr. Sager advised neighbors to be vigilant.

Safety Status of Rockhill Roads: Jim Wanser, RHA Cleaver Committee Chair

Before introducing Jim Wanser, Gerry Carlson recapped the history over the last year surrounding RHA's lobbying of the city to introduce traffic calming measures on Cleaver Blvd. This eventually led to funding by the city and the appointment of a Cleaver Committee to negotiate with Kansas City's Chief Mobility Officer, Bailey Waters over the details of modifications to Cleaver.

Mr. Wanser introduced the Cleaver Committee: Nancy Abraham and Karen Moninger were present; Rick Crawford was absent. These last three members were appointed because they all live on Cleaver.

a. Cleaver II Boulevard

Mr. Wanser explained the City's plans to calm the traffic on Cleaver Boulevard between Troost and Oak by adding a bike lane on each side of the street, flowing with the traffic, and having only two automobile lanes - one each, east and west - plus a turn lane. The City rejected the neighborhood's proposal for the two bike lanes to be on the north side of Cleaver with parking on the south side. In-ground cement curbing will protect the bike lanes. There will be crosswalk islands for pedestrians to cross Cleaver. The City wants its plans to be approved by late May so that construction can begin in June. The prospective owners of the Country Club Plaza want traffic on Cleaver to be calmed. There have been 55 serious accidents at the Rockhill Road/Cleaver Boulevard intersection in the last 3 years.

Brian Ball pointed out that **the stone walls at the 4 corners of the Rockhill Road/Cleaver Boulevard intersection are part of the neighborhood's Historic Designation.** He stressed that we must remind the City of this fact as it reconfigures that intersection. Noting that this issue has not been part of the discussions, Jim Wanser said that he will so remind the City. Karen Moninger noted that we have good communication with the City.

b. The Narrows

The board has authorized the expenditure of up to \$5,000 to repair and reconfigure The Narrows. Sarah Murphy and Lisa Hickok are working on this project with Jim Wanser.

Status of Rockhill Real Estate: Jamie Closson

- 9 properties were sold this fiscal year.
- 1 property is currently active: 612 Cleaver, at \$540,000
- 610 Cleaver, being rehabbed, is not yet on the market
- 4500 Rockhill Terrace, pre-MLS, will go on the market on 6 June for \$975,000
- 4520 Kenwood, pre-MLS, \$1,599,999

Cosmetic Status of Rockhill: Susan Carlson and Brian Ball, RHA Homes & Gardens Club

- On 17 May 2025 Rockhill will celebrate our 50th anniversary on the local and national Historic Registries with a garden tour and highlighting architecture of some of the homes. The tour will be from 11am to 4pm.
- Trees: Tom Winter's request for \$30,000 to PIAC for trees was approved, and we hope to work with Heartland Tree Alliance to plant additional trees. The Club has plans to plant around the narrows once the pillar is repaired. Between neighbors and Heartland Tree Alliance, we have added 60 new trees in the neighborhood and along Rockhill Road since the Fall of 2022.
- Brian Ball displayed the new cast aluminum plaque that shows Rockhill's Historic Designations; available to homeowners for \$250 each. There is an opportunity to sign up tonight (19 people did) and he has asked others to be made aware that they can contact him if they want to purchase a plaque.

The Overall State of Rockhill and its Future: Gerry Carlson

- We are solid financially.
- Two houses on our periphery have been rehabbed and are market ready.
- The streetcar line will be good for our neighborhood.

--The plans by the prospective buyers to completely upgrade the Country Club Plaza will be good for the neighborhood. Gerry Carlson and Jamie Closson have met twice with the prospective buyers from Dallas. They want locals to return to The Plaza; to be an 18-hour environment; to be declared a Community Improvement District, allowing it to hire its own security. We must do due diligence as they implement their plans.

External Affairs Affecting Rockhill: Jim Wanser, External Affairs Director

--4520 Warwick Boulevard, Matt and Steve Vawter: lawsuit filed against the City and the City Planning Commission for thwarting their plan to demolish their mansion.

--KC Midtown Now is investigating how to reconfigure Broadway from 43rd to 31st Street.

--Institutional encroachment into the neighborhood has dramatically diminished over the last 15 years. Rockhurst University now owns 30% fewer homes than it did a few years ago. UMKC is putting the first 10 of its 167 houses on the market – a hoped-for accelerating trend to return its rentals into owner-occupied family homes.

RHA Bylaws Revision: Lance Harshbarger:

The Bylaws Committee (Lance Harshbarger, Linda Kostner, Margi Wilson, Nancy Abraham and Tom Winter) reviewed the bylaws of Hyde Park, Southmoreland, as well as UMKC templates, concluding that Rockhill has a good flexible document. The only changes that the committee recommends are:

- a) to add language that allows for electronic communication;
- b) to not mandate block committees.

ACTION: Russell Baker moved and Galen Mussman seconded that the membership of the Rockhill Homes Association approve the changes to the bylaws, as presented in the committee's document. Motion approved. The new document will be printed in the next RHA Residential Directory.

Nominations and Election of RHA Board of Directors and Officers: Russell Baker, Vice-President

Members of the nominating committee are: Russell Baker, chair; Jamie Closson, immediate past-president; Galen Mussman, current board member; Karen Moninger, non-Board member. The Board has 15 voting members serving staggered 3-year terms.

The committee recommended:

- a) re-election to the Board for new 3-year terms: Nancy Abraham, Russell Baker, Gerry Carlson, Patricia Miller, Galen Mussman;
- b) slate of officers:

President: Gerry Carlson, 2nd term; Vice-president: Lance Harshbarger, succeeding Russell Baker; Treasurer: Erika Vento-Gaudens, succeeding Barry Nickell; Secretary: Galen Mussman, succeeding Patricia Miller.

ACTION: Margaret Nickell moved and Reggie Bassa seconded that the slate of Board members and officers be accepted as proposed by the nominating committee. Motion approved.

2024-2025 officers are

President: Gerry Carlson

Vice-President: Lance Harshbarger

Treasurer: Erika Vento-Gaudens

Secretary: Galen Mussman

Re-elected board members for the 2024-2027 term are Nancy Abraham, Russell Baker, Gerry Carlson, Patricia Miller, Galen Mussman.

Questions and Concerns from the Floor:

--Gerald Carlson thanked the Cleaver committee.

--Jon Gerner, 4701 Rockhill Road, asked for guidance on repairing his rock wall. Brian Ball said to use restoration mortar.

Concluding Remarks: Gerry Carlson

Gerry Carlson applauded our neighborhood's 119 years.

Adjournment:

After the meeting adjourned, at about 8:30 p.m., the attending neighbors conversed briefly, drank a bit more wine, ate a few more cookies, and sallied forth peacefully into the breezy spring evening.

Respectfully submitted, Patricia Cleary Miller, Board Secretary