



Blue Hills Estates Homes Association Annual & Special Dues Meeting Minutes Saturday, October 06, 2012 – 4:30 PM

The Blue Hills Estates Homes Association Annual and Special meetings were held at Bogey's Grill, 12924 State Line Road, Leawood, Kansas on Saturday, October 06, 2012 at 4:30 PM.

Board Attendees Karen Wood-Nelson - President, Steve Rinne - Vice-President, Mindy Clarke - Secretary, Reza Zonnooz - Member-at-Large, Agelon Jones - Member-at-Large (non-voting)

Absent Marla Barnett - Member-at-Large (non-voting)

Out of 153 homes in the association, 20 homeowners were in attendance (5 of the 20 were board members). The attendance represented 13% of our Association. (This attendance volume shows a 62% improvement in attendance over the last 6 years where the average annual meeting attendance was 12.5 homeowners).

This year the Board provided door prizes which were awarded by a raffle drawing. The raffle gifts ranged from \$5 to \$25 and were donated by either Board Members or area merchants. Each person that attended received one raffle ticket for the drawing. An additional raffle ticket was awarded to each person that brought a canned food item for donation to Harvester's Food Network. Blue Hills Estates received enough food item donations to fill a large box. **THANK YOU TO ALL WHO DONATED!**

The Board President, Karen Wood-Nelson called the Annual Meeting to order at 4:35 PM.

Welcome and Opening Remarks

Opening remarks were made and thanks were extended to the homeowners and guests who attended.

Due to her term expiring, Karen Wood-Nelson expressed her thanks for the opportunity to serve on the Board of such a fine neighborhood over the past several years. Homeowners that attended commented on all the things that had been accomplished since Ms. Wood-Nelson was on the Board and the fact that she did a great job while on the Board.

2011-2012 Accomplishments

Karen Wood-Nelson briefly commented on the list of accomplishments for the 2011-2012 timeframe as noted on the agenda. Notable items as compiled by the President were:

- Continuous improvement of our neighborhood Facebook page and our Association website.
- Continuation of the "Yard-of-the-Month" program which is designed to award homeowners with the nicest yards. The winners receive a \$20 gift certificate donated from Suburban Lawn & Garden. Winners for June, July and August are listed below:

June 2012	12836 St. Andrews Drive	Sarah Plunkett
July 2012	610 St. Andrews Drive	Randall Spangler
August 2012	308 Duke Gibson Drive	Joe & Liz Spalitto
- Updated Blue Hills Estates page on the ha-kc.org website www.ha-kc.org.
- The installation of additional 'Speed Limit' and 'Yield' signs along neighborhood streets and replacing the 'Yield' signs at the intersection of Carnoustie Drive and St. Andrews Drive with 'Stop' signs.
- The voluntary fund drive which raised an additional \$1,200 to be added to the Blue Hills Estates 2012-2013 budget.

Improving Our Neighborhood

- **Public Improvement Advisory Committee (PIAC) Applications**
Steve Rinne briefly explained PIAC funding, who can apply for these funds, how to apply for these funds and how these funds are generally allocated. These funds are for capital improvements only, not operational improvements. Of concern for Blue Hills Estates Homes Association are items such as curbs, signs, lights and community areas. Mr. Rinne commented that, as a board member, he submitted two (2) requests for PIAC funds for Blue Hills Estates, one for curbs repair and one for the Carnoustie Drive signal light adjustment.

- **Neighborhood Beautification (Islands, etc.)**
Several homeowners, as well as Board members, mentioned the condition of the Islands. The Board was aware of this and explained that it resulted from several factors including the difficulty of securing an island maintenance company in the spring. This was further compounded by the summer drought which prohibited any summer pruning or trimming because this would have stressed the trees and shrubs thus potentially killing them. When the islands were mowed, they were also weeded. At no cost to the Association, three of the Board members and a few homeowners added mulch to some of the islands.

The dead tree located immediately behind the west Blue Ridge entrance monument has been removed and will be replaced by a new tree.

- **Signal Light at Carnoustie Drive & State Line**
The long wait at the Carnoustie Drive light was discussed. Mr. Rinne commented that the PIAC funds have been allocated for the signal improvements but technical details need to be resolved before the City of Kansas City, Missouri can make the installation.
- **Neighborhood Traffic Signs**
In order to make our neighborhood safer for pedestrians as well as drivers, the Board requested the city to add 'Yield' signs and 'Slow Children Playing' signs at various intersections and areas throughout the neighborhood. In 2011, the Board requested seven (7) 'Yield' signs and ten (10) 'Slow Children Playing' signs. That year, the City installed three (3) of the 'Yield' signs that we requested.

In 2012, the Board again requested the City to revisit the original signage request and also asked them to change the 'Yield' signs at the eastbound and westbound intersection of St. Andrews Drive and Carnoustie Drive to 'Stop' signs. The response the Board received from the City concerning the 'Yield' signs the Board originally requested in 2011 was that the traffic patterns were evaluated and it was found that the intersections were working appropriately. Other factors that went into their consideration of the 'Yield' signs were number and angle of approaches, approach speed, traffic volume, sight distance and crash reports. Sight distance was measured and found adequate.

In addition, their response stated that 'Children Playing' or 'Slow Children at Play' and 'Slow Down Watch for Children' signs are the type of signs that were not recognized from the Manual on Uniform Traffic Control Devices, MUTCD. These signs do not have any effect on motorists speed in residential areas. The City of Kansas City, Missouri has prohibited the use of these signs because it provides a false sense of security to parents and children. Instead, they recommended installing speed limit signs which offer an effective enforcement tool to the police. As a result, the City installed eight (8) 'Speed Limit 25 MPH' signs.

They did agree to our request to replace the eastbound and westbound 'Yield' signs with 'Stop' signs at the intersection of St. Andrews Drive and Carnoustie Drive. Also, they will replace the northbound 'Yield' sign with a 'Stop' sign at the intersection of Burning Tree and St. Andrews Drive. Work orders have been requested and the process takes approximately 8-10 weeks. Based on their timeline, these signs should be up no later than November 22, 2012.

Guest Speakers

Agelon Jones, Blue Hills Estates Board Member-at-Large, talked about the class he attended on September 26, 2012 that the City of Kansas City, Missouri held concerning Nuisance Sign Abatement and Enforcement. The class was designed to provide nuisance sign removal training for residents and neighborhood groups in an effort to help neighborhoods regulate unauthorized signs placed in the right-of-way* or on public property. Residents who took the nuisance sign removal training learned how to remove and appropriately discard the sign or submit it to the Neighborhoods and Housing Services Department for further enforcement proceedings. Any resident who sees a sign posted on public property may report it to the City's 3-1-1 Call Center by dialing 311 or 816-513-1313.

Code enforcement helps to improve and stabilize neighborhoods, protect property values and promote a healthier and safer environment. Enforcement of the ordinance holds businesses and individuals accountable for those nuisance signs. The fine for violations is \$20 for the first violation, second or subsequent violations could result in fines up to \$1,000.

Since Mr. Jones' training, he will be doing sweeps of our major neighborhood right-of-ways for violations.

*Definition of right-of-way would be the area from the curb to the property edge of present and future sidewalks, bike paths or parkways that are owned or controlled by the city, county, state or federal government.

Treasurer's Report

Due to the resignation of Allan Gallas - Treasurer, Karen Wood-Nelson presented the 2011-2012 Treasurer's report and the 2012-2013 budget. After all expenses were paid, the total net income for the 2011-2012 fiscal year was \$6,017.14. This amount was attributed largely to the fact that Blue Hills Estates incurred no snow plowing expenses for the 2011-2012 season and that actual island maintenance expenses were less than expected. The projected net income for the 2012-2013 year is \$2,103.00. The decrease in the 2012-2013 projected net income from the 2011-2012 year is due mainly to the projected snowplowing that will be needed for the 2012-2013 season and an increase in island maintenance costs.

It was also mentioned that Blue Hills Estates dues are capped at \$75 year and with any unexpected expenses or raising costs, it would not take much to deplete our reserves. In an effort to reduce expenses thus saving money and adding to the bottom line, the Board has done the following over the past two years:

1. Asked homeowners to consider making a 'voluntary contribution' in addition to their annual homes association dues.
2. Reduced printing and mailing expenses by sending out postcards to homeowners informing them of the latest items that have been posted to the HA-KC website, i.e. Board Meeting minutes, etc.
3. Requested area businesses to advertise in our Blue Hills Estates Neighborhood Directory, thus offsetting the majority of the cost of production and printing of the Directory.
4. \$20 gift certificates for the 'Yard of the Month' were donated by Suburban Lawn & Garden.
5. Raffle gifts for this Annual meeting were either donated by Board Members or area merchants.

Election of Board of Director Members

The Blue Hills Estates Board of Directors is in need of three (3) volunteers for Board membership due to term expirations. A volunteer is elected for a two (2) year term with the option of extending that an additional two (2) years for a potential total of four (4) years.

- Steve Rinne has served one term and is therefore eligible to volunteer for another two (2) year term. Karen Wood-Nelson asked if he would be willing to serve again. He agreed, a vote was taken and he was elected for another two (2) year term.
- Karen Wood-Nelson and Reza Zonnooz are no longer eligible to serve since they have both served a total of four (4) years on the Board, thus leaving two open seats.
- To fill the two (2) vacant seats, Reza Zonnooz nominated Pete Rogge and Jim Rendina. Both men accepted. A vote was taken and they were each elected to the Board.

Questions & Answers

After the election of the Board of Directors officers, the floor was opened for a Questions and Answers session.

Adjourn to Special Meeting

With no additional business, the Annual meeting was adjourned by the Board President, Karen Wood-Nelson at 5:45 PM.

Special Meeting to Discuss Dues Assessment Increase

Immediately following adjournment of the Annual Meeting, the Special Dues Consideration Meeting was convened. The Board recommended that, in accordance with the existing Blue Hills Estates Homes Association Declaration, the association dues remain at \$75 for the fiscal year July 01, 2013 through June 30, 2014. A motion was made in support of this recommendation and the motion passed with a unanimous vote.

The Special meeting was adjourned by the Board President, Karen Wood-Nelson at 6:00 PM.

Minutes respectfully submitted by Karen Wood-Nelson.

The Minutes of all the Blue Hills Estates Annual and Board Meetings have been posted to the *Homes Association of Kansas City* website – www.ha-kc.org under 'Missouri Associations', then 'Blue Hills Estates'.