

Blue Hills Homes Association
Special Meeting Minutes
Sunday, June 01, 2008 – 7:00 PM

The Blue Hills Homes Association held a ‘Special Meeting’ on Sunday, June 01, 2008 at Covenant Chapel, 13300 Kenneth Road. This meeting was held in response to a motion (listed below) that was passed at the special meeting held on March 2, 2008. The purpose of this meeting was to present the findings concerning the motion and to review the Island Committee and the Board’s plans for the neighborhood entrance monuments, island restoration and maintenance.

- Motion that passed at the March 2, 2008 Special Meeting:
 1. Get bids for the design and replacement of the Burning Tree entrance monuments
 2. Replace the lettering on the Blue Ridge entrance monuments
 3. Get bids for island restoration
 4. Get bids for island maintenance
 5. Schedule another meeting with the homeowners to discuss the bids for the monuments, island restoration and maintenance

Jim Rendina, Board President, called the meeting to order at 7:05 PM. Fifteen (15) homeowners were in attendance.

The first order of business was to review the agenda. When the review of the agenda was completed, Mr. Rendina turned the meeting over to Karen Wood-Nelson to give a detailed presentation of the work that was involved in the island renovation/maintenance and monument selection process, the narrowing of the final candidates and the ultimate selection of the companies.

Agenda Items:

1. Island Renovation(Review steps involved in comparing bids, choosing plantings & finalist)
2. Island Maintenance (Review steps involved in comparing bids, choosing finalist)
3. Blue Ridge Entrance Monuments
4. Burning Tree Entrance Monuments
5. Treasurer’s Report
6. Fund Raiser
7. Garage Sale
8. Other/Questions
9. Adjourn

Island Renovation/Island Maintenance

The presentation was opened with a review of the steps involved in collecting, comparing and selecting bids. Ten additional companies were contacted giving the Island Committee a total of 12 companies from which to choose the final candidates for the island renovation and maintenance projects being considered by the Blue Hills Homes Association.

Each company was asked to provide 3 bids, broken down as follows:

- 1) Island renovation bid broken down by island, i.e. bid for island 1, bid for island 2, etc.
- 2) Yearly island maintenance & what it includes, i.e. fertilizer, mowing, pruning, leaf clean-up, etc.
- 3) Bid for snowplowing

They were also asked if they provided irrigation systems and neighbor entrance monuments.

All of the data from the bidding companies were put on spreadsheets and meeting attendees were shown overheads of all of the listed plants, shrubs and trees that each of the bidding companies had recommended, thus showing which plants seemed to be the most popular with each company. Since there was so much difference in plant selections between the companies, each plant/shrub/tree was then personally researched based on the following criteria:

- Survival in our temperature zone

- Drought tolerance
- Disease, bug and bore susceptibility
- If it is an invasive plant, i.e. will take over the bed like some types of ivy or grasses
- If it is a maintenance headache
- If it is hard to grow in certain soils
- If the plants thrive in sun or shade, etc.

Per the suggestions in the HACCD newsletters, to find plantings that do well in our area, additional research was done on plantings listed in the Powell Gardens Plants of Merit and KSU websites.

Having researched which plantings were good for our area, the 4 final island renovation candidates were asked to re-do their original plant selections and pick the best plants and shrubs that were listed in the Powell Gardens Plants of Merit (meeting attendees were shown various overheads of proposed perennials, shrubs and trees from this website) and that met the island committee's criteria which included:

- 1) Flowers and plants of various colors that bloom throughout the season, i.e. spring, summer, fall
- 2) When plants quit blooming want them to be green, not brown and leggy
- 3) Want full foliage of various colors, i.e. greens, reds, yellows, etc.
- 4) Do not want any "spirea type" shrubs (bare during the winter)
- 5) Want it to be visually appealing even in winter, i.e. by use of boulders & plants with colored bark

When this work was complete, a presentation was made to the landscape committee and the board. After conveying details regarding the choices and the costs involved relative to plants selected, watering needs, the irrigation materials to be used and showing computer renderings of the proposed visual appearance of all of the islands, it was unanimous to select Messengers Lawn and Landscape as our landscape and maintenance company. Some reasons they were selected were: their prices were some of the lowest, they had excellent references and they could address all of the 4 major areas that the committee was looking for which included:

- 1) Landscape
- 2) Maintenance
- 3) Snow Plowing
- 4) Island Irrigation

The presentation then moved to discussion of the irrigation drip system with the recognition that this was the better choice over getting watering trucks to irrigate the islands. One of the cheapest bids for a water truck was \$600 per occurrence. It would take about 3 occurrences to equal the cost of installation of a permanent irrigation system. New plants require a minimum of 1 inch per week in normal weather and more in hot weather. Traditionally, it takes three years for new planting to get firmly established. It was explained that:

- 1) Homeowners near the islands would be solicited to supply water to the islands.
- 2) The incentive to recruit homeowners to water would be a waiver of their annual dues.
- 3) Homeowners would be recruited for one-year terms.
- 4) Water timers and quick connects per island would be purchased by the association.
- 5) The timer and connects would be provided to the homeowner(s) recruited to water the islands.
- 6) A sheet with timer instructions and calculated watering times per island would be provided to each homeowner volunteering to water the islands.
- 7) Board members would monitor island water conditions via occasional island visits especially during the first year and hot/dry months

After this discussion, overheads were shown to the meeting attendees of the proposed visual appearance of the islands.

Blue Ridge Entrance Monuments/Burning Tree Entrance Monuments

The presentation continued with similar information being provided regarding the Monument restoration and construction bids that were obtained for the Blue Ridge and Burning Tree entrances. Approximately eighteen bids were received for the entrance monuments.

For the Blue Ridge entrance monuments, the plans are to remove the metal lettering, patch the holes, resurface the slabs and etch BLUE HILLS ESTATES. The meeting attendees were shown overheads of the various lettering fonts being considered.

For the Burning Tree entrance monuments, the meeting attendees were shown overheads of the three final monument selections. These monuments will bear slabs engraved similarly to those on Blue Ridge so as to have a uniform look for the subdivision.

Treasurer's Report/Fund Raiser

After the presentation of the island renovation and the neighborhood entrance monuments, the floor was turned over to Jim Wilson, Treasurer, for presentation of the projected costs. With the current amount in reserves, the budget will allow the expenditure of approximately \$18,000 for these projects. This amount would allow the association to keep a proper amount in reserve for daily operations. In comparing the costs and available budget, it was noted that there was a shortfall of approximately \$6,500 to fund all 3 of the projects. Because of this and because of the desire expressed to accomplish all of the projects as the momentum and bids are current, a Capital Improvements fundraiser was suggested to gain the additional funding necessary. Mention was made that one time participation now would help to delay a permanent increase in the annual dues. It was also mentioned that the \$75 annual dues amount we pay in Blue Hills is one of, if not, the lowest dues rate that is being charged today in surrounding neighborhoods with homes associations

After much discussion it was agreed that completion of all the projects now was the best path forward based on all of the work that has been done to this end. Several participants offered donation amounts to jumpstart the fundraising effort and move the projects further towards completion.

To this end, please consider giving generously and contributing to the overall beautification of your neighborhood. You will soon be receiving your 2008-2009 annual dues invoice. We have arranged with HACCD, our parent association, to enhance the annual dues invoice to include an additional area for the Fund Raiser Capital Improvement Campaign. This will enable you to include your donation along with your annual dues payment thereby allowing you to write a single check.

Garage Sale

Jim Rendina reminded the meeting attendees about the upcoming neighborhood garage sale to be held the following Friday and Saturday, June 6 and 7th.

Other/Questions

After the presentation the floor was opened for questions, comments and discussion. It was suggested that Island 5 be left alone to save the renovation expense. This suggestion was met with a comment that Island 5 is what the general public mainly sees and most associates with our subdivision and it therefore should be one of, if not the 'premier' island and should therefore be included in the renovation plans.

A question was asked if all the islands would be stripped and replanted or if the existing healthy plants would be kept. The answer was that for the most part the healthy existing plants that could be kept would be, as this was most sensible and cost effective.

A comment was made that the monuments are also very visual and public facing items and that they should be done well (like those for the New Castle Development) to portray a positive image of Blue Hills Estates on the whole.

Adjourn

Jim Rendina adjourned the meeting at 8:45 PM.

Minutes respectfully submitted by Karen Wood-Nelson.