

Blue Hills Homes Association
Board Meeting Minutes
Wednesday, April 16th, 2008 – 6:30 PM

Attendees: Chipp Nelson, Karen Wood-Nelson, Jim Rendina, Jim Tiehen, Jim Wilson
Absent: Joanie Morlan*

Jim Rendina, Board President, called the meeting to order at 6:38 PM.

Dues Delinquency Report

The meeting was opened with a dues delinquency report. After resolving all but one delinquency issue prior to the July 2007 dues collection, there were two additional delinquent accounts for the July 2007 to June 2008 period. Jim Rendina will request HACCD to send letters to these homeowners indicating their outstanding balances and stating that if the balances are not paid, liens will be filed against their property.

The prior outstanding delinquency issue was addressed. As such, the lien was updated on 3-18-08 and an additional \$100 was paid by the Blue Hills Homes Association to preclude the need to ever have to update the lien again. The outstanding balance of the lien as of 3-18-08 was \$4,038.88. Jim Rendina will request HACCD to send a letter to the homeowner to notify them of the presence and amount of the lien. If the property is ever sold, lien collection would be conducted by the title company and disbursement of the funds due Blue Hills Homes Association will occur between the title company and HACCD personnel.

*Board Secretary Resignation

The second order of business was to discuss the resignation of the board secretary, Joanie Morlan. After establishing that Joanie was a board member for two years, a question was raised regarding the need to appoint someone to fill the open role for the remainder of this term. It was noted that per the association rules, the duties of board secretary could be appointed to a sitting board member (treasurer) rather than have the duty be a stand alone position requiring a new individual. The board members felt that if a new individual was recruited, it was important that this individual agree to carry over their participation to the new board, which will be elected in September of 2008. The discussion on this topic ended with a plea to the members to try and recruit another individual to the board. All candidates should be made known to Jim Rendina so that they can be brought before the board for consideration.

Bi-Annual Neighborhood Garage Sale

The next order of business was the discussion of setting a date for the bi-annual neighborhood garage sale. After a brief discussion, the dates selected for the garage sale are be Friday, June 6th and Saturday, June 7th. A newspaper advertisement will be placed with the Kansas City Star by Jim Rendina on Thursday, May 29 (one week prior to the sale). The neighborhood garage sale signs will also be in place prior to the sale (Friday, May 30th).

Complaints/Issues

Vehicles (trucks & vans) continue to be parked on and around island 2. The Blue Hills Declaration mentions the prohibition of parking trucks and vans on the street and around the islands. A letter was sent to the homeowner. No response or change in parking activity has been seen as a result of the letter. Because of the lack of response, Jim Tiehen volunteered to contact the homeowner regarding the issue and report back to the board with the response he received.

Island/Monument Discussion

Jim Tiehen opened the discussion with an acknowledgement and appreciation for the large amount of time, effort and energy that Karen Wood-Nelson put into getting bids from 12 companies for island renovation and maintenance. Karen Wood-Nelson then provided detailed bid spreadsheets to the board for review and discussed in detail the process used to narrow the field to four bids. The process included plant research, various landscape plans acquired, pictures and materials cost analysis.

In view of the information presented, the board discussed the merits of each of the four bids and determined that the immediate need was for the selection of a company to perform island maintenance. With this in mind, the board noted that it was preferable, if possible, that the company providing island maintenance would also perform the island renovation work. It was felt that this would provide the chosen company a sense of ownership in providing the island maintenance and renovation. In addition it was felt as long as a bid for island maintenance was selected, the actual island renovation work could and should be deferred until the fall planting season since the board committed to giving the homeowners a presentation of the island renovation plans and by the time the announcement for the meeting was sent out, the meeting was held, etc. it would be past the spring planting season.

A motion was raised by Jim Tiehen and seconded by Jim Rendina to award the island maintenance bid to Messengers Lawn and Landscape, with an understanding that they are the preferred candidate for the renovation work as well. This motion unanimously passed.

Karen Wood-Nelson was to contact Messengers and request that the initial island clean-up be completed within the following week.

The discussion then turned to the Blue Hills monuments. Karen Wood-Nelson shared a spreadsheet that detailed the bids for monument construction (Burning Tree) and monument renovation (Blue Ridge). This information was reviewed and discussed, the focus then turned back to the islands.

The city work efforts were then discussed wherein they removed three dead trees on islands 1, 2 and 3. When the city came back out on April 23 to grind out the stumps, they were unable to grind out the stump on island 2 due to the fact that a homeowner had a truck parked in front of the tree stump so the city was unable to get to the stump to remove it.

The board outlined the plan going forward as:

- 1) Get the selected island maintenance company under contract.
- 2) Reconvene the Island Committee to review and finalize selection of the renovation bid.
- 3) Get a notice out to the homeowners regarding the upcoming garage sale, share the island renovation and monument plans selected by the board and propose a fund raising campaign to help ensure that the maintenance, renovation, watering and monument work could all be completed in 2008.

With the plan outlined and agreed upon, the meeting was adjourned by Jim Rendina at approximately 8:20 PM.

Minutes respectfully submitted by Chipp Nelson.