

**Blue Hills Homes Association**  
**Island Committee Meeting Minutes**  
**Sunday, May 4<sup>th</sup>, 2008 – 6:00 PM**

Attendees: Chipp Nelson, Karen Wood-Nelson, Jim Rendina, Randy Spangler, Jim Tiehen, Jim Wilson

Karen Wood-Nelson, Committee Chair, called the meeting to order at 6:07 PM.

Island Renovation Bid Discussion

The meeting was opened with a review and discussion of the final bids in consideration for doing the island renovation work. Karen Wood-Nelson provided a bid spreadsheet to the committee members and presented the facts and figures surrounding the bids. After conveying details regarding the choices and the costs involved relative to plants selected, watering needs, the irrigation materials to be used and showing draft photos of the proposed visual appearance of all of the islands, a motion was called to select the winning bid. The selection was made contingent on assurance that the contract will include: Installation of the standpipe drip irrigation system, edging installed from the mulched areas to the concrete/curb areas, the use of spade or natural edging otherwise and receipt of a one year guarantee on all plants installed. These items apply to all five islands. Once the aforementioned details of the motion were defined the motion was carried unanimously.

In the interest of time and efficiency, Jim Rendina, Board President was in attendance at the Island Committee Meeting, (whose members included most of the board) in order to hear the discussion, understand the decision of the committee, and allow for the ability to call for a Board decision regarding approval/disapproval of the bid recommendation made by the Island Committee members. To this end, an Association Board motion was made by Jim Rendina for the Board to accept the recommendation made by the Island Committee. This motion was also carried unanimously.

The city removed the dead trees on islands 1, 2 and 3. However, it is still unclear if the city will be replacing these trees. It appears to be an issue as to whether there will be budget dollars available at the end of the year. If the city were to plant the trees, it is unlikely the city would allow Blue Hills to choose the type of trees planted. Karen Wood-Nelson is awaiting a firm answer from the city regarding this.

Island Watering Discussion

The issue of island watering was discussed in more depth with the recognition that the irrigation drip system is the better choice over getting watering trucks to irrigate the islands. The least expensive watering truck option was \$600 per visit. At this cost, it would take only a few visits to justify the cost of the irrigation drip system. The system components and construction were discussed. A sample of the irrigation pipe was presented to committee. It has an expected life of 12-15 years; and a description of the installation was provided to the members. A question was raised concerning how the watering would be conducted and it was suggested that the following steps would be implemented:

- 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 dues.
- 3) Homeowners would be recruited for one-year terms.
- 4) Water timers and quick disconnects 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.

## Budget Discussion

The meeting then turned to discussion of the budget. The consensus of the committee was to get the monuments renovated/replaced in conjunction with having the island renovation work done, given the current momentum built and the valid available monument bids; with due consideration of the budget available.

In considering the current reserves available, the incremental \$15 increase per household due to the raising of the annual dues from \$60 per year to \$75 per year, the approximate amount needed for doing both the island renovation and the monuments, it was realized that there was a need to have a fund raiser to obtain the additional dollars needed to get all the work done in 2008.

Karen Wood-Nelson presented estimated fundraising dollars needed per household to meet this. Karen Wood-Nelson suggested that a flyer showing/explaining the need for a fundraiser be created and sent to the homeowners to get their participation. Mention was made that a one time participation now would help to delay a permanent increase in the annual dues. A motion was made and passed to launch a fund raising effort.

Jim Rendina tasked the Treasurer, Jim Wilson, with reviewing the budget numbers to get a solid figure on exactly what dollars are available for the projects with consideration for the annual operating costs that need to be kept in reserve.

## Monuments Discussion

In discussing the monument bids on hand, questions were raised as to what the expected outcome of the monuments would be. Karen Wood-Nelson described the expected outcome of the Blue Ridge Monuments as removing the current lettering, patching the holes, resurfacing the slabs and engraving the slabs with BLUE HILLS ESTATES. The tentative monuments on Burning Tree were described as being 12-14 feet long and around 42 inches high. These monuments would bear slabs engraved similarly to those on Blue Ridge so as to have a uniform look for the subdivision.

Karen Wood-Nelson is still waiting receipt of additional bid information on the monuments and will provide details to the Committee and Board once she has this information.

## Other Business

Jim Tiehen talked with the homeowner mentioned in the April 16 minutes regarding the vehicles parked around island 2. A verbal commitment to have the vehicles moved was received.

A question was raised regarding island maintenance costs that might be incurred between now and the end of the association's fiscal year. The majority of the costs incurred would be pruning, weeding, mowing and chemical applications costs.

The discussion then turned to setting a date for the next homeowners meeting. The purpose of the meeting is to remind the homeowners of the upcoming neighborhood garage sale and share with them the company chosen for island maintenance and island renovation, the bids for the monument restoration/replacement and the fund raising effort. Sunday afternoon, June 1<sup>st</sup> was chosen as the date for the homeowners meeting as this is just prior to the neighborhood garage sale and just after the Memorial Day holiday. A letter with time and location will be forthcoming.

The meeting was adjourned by Karen Wood-Nelson at 7:33 PM.

Minutes respectfully submitted by Chipp Nelson.