

Blue Hills Homes Association
Board Meeting Minutes
Thursday, September 25, 2008 - 7:00 PM

Attendees: Jim Rendina, Jim Tiehen, Jim Wilson, Chipp Nelson, Karen Nelson

Due to repeated poor performance of island maintenance and unsolicited work being performed by Messenger's Lawn and Landscape, in a previous meeting the Board decided to pursue another landscape company to replace Messenger's.

With this in mind, the meeting began with a detailed discussion from Artistic Designs Lawn & Landscape concerning the renovation improvement plans and specific proposals for each island. The overall plans were designed with flexibility in plant materials in mind – such as the flexibility to use annuals or mulch areas versus grass, in a go forward basis depending on irrigation. Due to the irrigation needs, annuals were omitted from the final proposal but the overall plan contains provisions for them, should irrigation needs be met in the future. Also, due to cost concerns it was decided that many of the existing healthy plants/shrubs/trees would be preserved. On the islands where the city had removed the trees, new trees would be planted. All existing sidewalks and rock walls would remain. On the islands with grass, it would be verticut and over-seeded. Small boulders would be added for visual appeal on the islands in the non-growing season.

Particular attention was paid to island 2 as this is the largest island. Since there is currently no volunteer to water island 2, it was decided to keep the existing areas of mulch versus removal of the mulch and replacement with grass.

There was discussion surrounding an irrigation system for all of the islands, but due to the fact that the Blue Hills Estates Capital Campaign fund raiser did not raise all of the needed funds, it was agreed that the irrigation system would not be a priority in the winter months and there would be time to review different irrigation systems at future meetings as well as to identify volunteers to water the islands.

The anticipated start date of the island renovations would occur on or around October 6th, 2008. The final cost for this renovation was set at \$10,100. A motion was raised then seconded and subsequently approved to accept and sign the bid and begin the renovation work using Artistic Designs Lawn & Landscape.

There were two additional items presented for discussion. The annual meeting was set for Sunday, October 12th at 2:00 pm. There will be another short meeting after the annual meeting to discuss and approve next year's dues. A motion was made to change the by-laws in that one homeowner is allowed no more than two proxy votes at any given time. There was a second to the motion and detailed discussion prior to unanimous approval of this motion by the board. This concluded the meeting.

Minutes respectfully submitted by Jim Wilson.