

# **Blue Hills Homes Association**

## **Meeting Minutes**

### **Sunday, March 02, 2008 – 2:00 PM**

The Blue Hills Homes Association held a ‘Special Meeting’ on Sunday, March 02, 2008 at Covenant Chapel, 13300 Kenneth Road. This ‘Special Meeting of the members of the Association’ was scheduled as required by the By-Laws due to the collection of signatures for a meeting from at least one-twentieth of the homeowners in the association. The purpose of the meeting was to review the board’s plans for island restoration and neighborhood entrance monuments.

Jim Rendina, Board President, called the meeting to order at 2:05 PM.

Eighteen (18) homeowners were in attendance.

The first order of business was to review the agenda. The agenda item and the resulting discussion followed:

#### **1. Capital Improvement Funds**

Jim Rendina reviewed the capital improvement funds that are available to the homes association for island restoration and neighborhood entrance monuments. He stated that there is \$12,000 to \$14,000 available.

- Jim Rendina stated that he had received bids from 5 different companies regarding the Blue Ridge entrance monuments. The bids ranged from \$4,500 to \$12,000. He also received a bid for \$2,000 for the purchasing and installation of new lettering for those monuments. The name on the monument will be changed from “Blue Hill’s South” to “Blue Hill’s Estates” to keep it consistent with the name on the charter as this is the official name of the subdivision. This name will also be put on the Burning Tree entrance monuments.
- Jim Rendina stated that he had received various estimates to install two monuments at the Burning Tree entrance. These estimates ranged from \$3,000 to \$8,000.
- According to Jim Rendina, this leaves a capital improvement balance for \$6,000 to \$7,000 for island restoration. Current bids in hand for the renovation of all 5 neighborhood islands range from \$8,000 to \$24,000.
- **Comments/Motions:**
  - A homeowner questioned why spend so much money on island restoration – especially on island #2.
  - A homeowner suggested restoring all of the islands, not just one or two islands. This homeowner felt that they were an asset to the neighborhood.
  - There was discussion on fining the homeowners that do not clean up their leaves or that rake them to the edge of their property and then let the wind blow them away. No further action was taken at this time.
  - A comment was made about raising the yearly homeowners’ dues above the maximum limit of \$75. Jim Rendina pointed out that in order to do that, the Blue Hills Homes Association Declaration would have to be re-done which would be a legally intensive undertaking.
  - A homeowner requested a final presentation from the board before any work is done. This homeowner did not want the board to have the final vote, but wants the homeowners to be involved in the decision. After this comment, Jim Rendina pointed out that the bylaws put the decision making responsibility with the board and not with any sort of voting that is going to happen at an association meeting.
  - Jim Wilson discussed the pros and cons of the Island Maintenance Volunteer Program versus hiring a professional landscape company to do the island maintenance.
  - A homeowner made a motion to spend the money that we have available in the following order:
    1. Rebuilding the Burning Tree entrance monuments
    2. Updating the Blue Ridge entrance monuments

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3. Island restoration/maintenance  
The motion was seconded.
  - The motion was amended to:
    1. Tearing down the Burning Tree entrance monuments and not replacing them
    2. Updating the Blue Ridge entrance monuments
    3. Island restoration/maintenance
  - After much discussion, the motion was further amended to:
    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
- The final motion was seconded. A vote was taken and the motion passed.

The board committed to getting more bids for the monuments, island restoration and maintenance and will present their finding at another meeting of the homeowners. The tentative timeframe for this meeting was to be around March 30. PLEASE NOTE: Due to the fact that the board has sent two requests to the city and is still waiting for a response from the city concerning whether the city will be removing the trees on the islands that are marked with a pink 'X', the meeting will not be held around the March 30 timeframe. If the city removes the trees and plants new trees in their place, it will save the homeowners approximately \$2,000.

The meeting was adjourned around 3:45 PM.

Minutes respectfully submitted by Karen Nelson.