



**Blue Hills Estates Homes Association
Annual Meeting - MINUTES
Saturday, July 27, 2013 – 3:00 PM**

Recorded by: Pete Rogge

ANNUAL MEETING

- Welcome and introductions – Homeowners were asked to sign an attendance roster. 19 residences were present.
- President Steve Rinne called the Annual Meeting to order.
- A motion was made, confirmed and passed to approve the 2012 meeting minutes
- Financial Report – Jim Rendina presented the financial report which included a review of the 2012/2013 budget vs. actual spend, a current balance sheet, and the proposed 2013/2014 budget
 - Key changes in the 2013/2014 budget were highlighted: increased budget for social activity, snow plowing, and island maintenance. The changes result in a net increase of the total budget.
 - Some homeowners expressed concerns for budgeting at or above the base assessment, but the board felt this was appropriate with the strong reserves currently held and the general desire for better services from the HOA.
- Snow Plowing – Policy and several specific weather events were discussed. Homeowners generally expressed interest in more aggressive snow removal policy, but acknowledged satisfactory service for the unusual winter that we had.
- Island Maintenance – Discussed briefly. Currently executing maintenance via short term contracts. The board is looking to establish longer term contracts, but this is challenging with the fiscal year expiring in mid-summer.
- Communications – Mailings, HOA-KC website and Facebook website were discussed. It was generally desired to increase communication about HOA activities. A suggestion was made to distribute door hangers with information on how to reach the HOA websites.
- Survey Results – The results were discussed. Generally there was a desire for more activities in the HOA. The board offered an open invitation for homeowners to form committees to for some of the various dealings of the HOA. There were no acceptances during the meeting.
- Steve Rinne announced that Mindy Clarke had tendered her resignation from the BHE HOA Board. There being an opening on the board, a motion was made, confirmed and passed to elect James Wilson to the BHE HOA Board.
- A motion was made, confirmed and passed to adjourn regular meeting and start a special Meeting.