

August 1, 2015 Meeting

Blue Hills Estates Homes Association

Minutes of the Annual Meeting

In attendance: Jim Wilson, Jim & Carol Rendina, Mr. & Mrs. Greg Morlan, Joe Quinly & Janet Redding, Dan & Dee French, plus members:

Kermit & Irma Shaneyfelt
Phil Barrett
Chuck & Sarah Allison
Jim & June Vaughan
Jim & Karen Koch
Kaquisha Ross
Donna Ramel
Chipp & Karen Nelson
Elaine James
John & M Wood
John & Kelley Young
Steve Rinne & Barbara Mueth
Randy Spangler
Jessica Griffiths
Margaret & Curtis Tyler

Items discussed:

1. Jim W. opened the meeting at 4P and welcomed the residents in attendance and provided a general introduction to the agenda.
2. Greg Morlan talked about the Crime Watch/Children Playing signs that had been posted in the neighborhood and also provided information on how to check street light polls for rust and who to call if a replacement was needed.
3. Dan French gave an update on the new online directory that is in the process of being launched, anticipated ready date is September 1 and instructions will be given to all residents via the September newsletter.
4. Joe Quinly provided an overview of the real estate market within Blue Hills Estate noting that two homes are currently under contract, one on Oakmont receiving a contract for more then the asking price on the first day on the market. The prior 18-months only six

homes in the sub-division had changed ownership. Joe offered his services to anyone interested as he is a professional realtor.

5. Jim Rendina covered the proposed budget for the 2015-16 year and there was some general discussion among the members, including problem spots on the streets of Duke Gibson and 130th Terrace at the top of the hills when there is freezing temperatures and ice forms or snow gets packed. It was noted that our annual dues are locked and can't be raised, and that our snow budget is \$4,000 per year in contrast to some of our neighboring sub-divisions who have budgets four and five times that per year. There was talk among some of the residents on those blocks to get a private contractor to help with those two spots and pay it themselves, also it was mentioned that the city's 3-1-1 line seems to be pretty responsive for matters such as that.
6. Jim Wilson reminded residents of the social budget and asked that they be creative with activities for the neighborhood. This led to Dan French and Jim launching the idea of holding a "document shredding" event in the Fall, possibly in connection with some recycling which was met with great approval by those in attendance. Other discussion was asked for and one subject of "rodents" in the neighborhood emerged. An exterminator that had worked at one house suggested not putting trash out until the actual morning it was to be picked up. Possums and raccoons especially will be drawn to places where food is more easily found than in their more wilderness native environment. It was also noted there appears to be coyotes nestled in the woods to the east of the homes on Duke Gibson, between our neighborhood and the retirement/assisted living facility at the corner of Blue Ridge and Wornall, so please be cautious with house pets and children as they run in a pack, five were seen in the cul-de-sac not long ago.

The annual meeting was adjourned at 4:55P and a Special Meeting for dues assessment was immediately opened in a separate session.