

July 30, 2016 Annual Meeting

Blue Hills Estates Homes Association Minutes

In attendance: Jim & Carol Rendina, Greg & Joanie Morlan, Joe Quinly & Janet Redding, Dan & Dee French, plus homeowners:

Phil & Valerie Barrett

Harvey Day

Mike Roberts

Steve & Marge Myers

Reza & Mary Zonnooz

Leah Gensheimer & Tom Diebold

Jim & June Vaughan

Elaine James

Rick Vick

John & M Wood

John & Kelly Young

Jana Thomas

Carrie Muldoon

Jerry Krause

Nicole & Aaron McCann

Mike & Mary Begnaud

Chipp & Karen Nelson

Agelon T Jones

Donna Ramel

Steve Rinne & Barbara Mueth

Ethel Ardow & Sylvia Agara

Jim & Karen Koch

Ron Parker

Jessica Griffiths

Narbeli Galindo

Karen Wilson

Items discussed:

1. Greg Morlan opened the meeting at 4P and welcomed the residents in attendance and provided a general introduction to the agenda. Greg thanked Miguel Cervantes of Dos de Oros for hosting us and provided special recognition to retiring board member Jim Rendina, who over the past quarter century has served on the board multiple times and just completed two back to back terms.
2. Joe Quinly provided an overview of the real estate market within Blue Hills Estate noting that values have increased slightly and this past year was fairly active for our sub-division compared to prior years. There are two homes on Oakmont Drive that are in the “flipping” stage, both back to the golf course and the new owner is expecting to get \$400K when it is done, there is much doubt in that price from all at the meeting but we will wait and see. Joe offered his services to anyone interested as he is a professional realtor.
3. Dan French gave an update on instructions to access the new online directory and indicated if needed, there is much more we can do with that particular technology if the need arises in the future. He fielded questions and provided some clarity on vandalism reminding all to keep their vehicles locked if outside and garage doors shut. The typical police response time can be up to an hour on non-emergency calls and even 15-20 minutes on emergency calls depending on where officers are responding from as South Patrol is a large area. Also emphasized neighbor cooperation and communication in these events and to use the Community Officer at SPD that is listed in the newsletters in preventative situations; discussed the use of the Blue Hills Estates Facebook site; asked residents if at all possible to NOT place their trash at the curb until the morning of pick-up as this draws the coyotes-foxes-possums and other “critters” into our living spaces and to do their best at remembering the one day delay on holiday weeks; a resident asked if we could engage a street sweeper to pass through the sub-division and Dan will check into that; a comment was made about vehicles being left on the St. Andrews Drive and how it impedes both auto and foot traffic, city ordinance allows for vehicles to be parked for no longer then 72-hours at any one time and the vehicle can be ticketed and towed after that period.
4. Greg asked the group if they would be interested in going together and getting a lawn treatment company to provide a discount if many in the neighborhood contracted that company together, he will be researching that option.
5. Jim Rendina covered the proposed budget for the 2016 17-year and there was some general discussion among the members, 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.

6. The drawing was held for the resident in attendance to win "no dues" for one year and the Barrett's have won that prize.
7. Nominations were asked for to fill the seat on the board being vacated by Jim Rendina, Carrie Muldoon was nominated and is now a board member. Dan French, Greg Morlan and Joe Quinly were all three nominated to continue into a second two year term as members. The board will meet on August 10 to elect officers and handle any other business.

The annual meeting was adjourned at 4:50P and a Special Meeting for dues assessment was immediately opened in a separate session.