

Blue Hills Estates Homes Association Annual Board & Special Dues Meeting Minutes Sunday, October 04, 2009 – 7:00 PM

The Blue Hills Estates Homes Association held its annual meeting at The Blue Hills Country Club.

Board Attendees: Jim Rendina - President, Jim Wilson – Vice President, Karen Wood-Nelson - Treasurer, Marla Barnett – Secretary, Reza Zonnooz – Member at Large.

Out of 152 homes in the association, fourteen (14) homeowners were in attendance, five (5) of those being board members.

Jim Rendina called the meeting to order at 7:05 PM. Opening remarks were made which included benefits of living in Blue Hills Estates in comparison to what was reported by other Kansas City subdivisions. Our area is not blighted by homes in disrepair; the crime rate is low; there is no vandalism; and we don't need to pay for nighttime security to drive through the subdivision. In addition, our \$75 annual dues assessment is very low compared to some areas nearby that pay \$200 or more a month.

Monuments

- We had a fairly successful Capital Improvements Campaign drive in 2008 to raise money to help pay for the new monuments. Thank you to all who contributed – almost \$5,000 was raised!
- The bid process for the monuments was discussed. A lot of time and effort was expended by Karen Wood-Nelson to obtain these bids, and she was thanked for it.
- A homeowner had a concern that the two monuments on Burning Tree and St. Andrew denoted a division between Blue Hills Country Club, Timbertrace and Blue Hills Estates. Being in opposition to this distinction, he made a motion to have these two monuments removed. The motion was not seconded.

Island Maintenance

- The board is reviewing the contract with the current island maintenance company for the coming year. The islands have been well maintained throughout the year and the results have exceeded expectations.
- The board has considered installing sprinklers on the islands, but it is cost prohibitive. Homeowners around 4 of the 5 islands have agreed to water the islands throughout the year.

Snow Removal

- Snow removal contracts for the coming season are under consideration by the Board.

Treasurers Report

- An overview of the budget was discussed by Karen Wood-Nelson. Blue Hills Estates operated within budget for the previous year.

Election of New Board Member

- An election for a new board member to replace Jim Rendina was needed. Jim served two terms of two years each (4 years total) and was therefore ineligible for re-election. Jim was thanked for his service.
- Alan Gallas was nominated and elected to the board by a unanimous vote of the homeowners present at the meeting.

Questions/Concerns

- **Homes Association Member Directory** Discussion was held regarding updating the current directory. This issue will be addressed by the new board.
- **Brush / Trash / Property Maintenance Issues** If you see property concerns, such as unsightly brush or trash stacked and left, wrecked cars parked in driveways or on the street for weeks at a time, etc. please call 311, the city's Action Line to report these concerns.
- **St Andrew Street Signs** A concern was raised about whether all the street signs on 'St. Andrew Dr' were consistent. They are consistent in that all the street signs read "St. Andrew Dr".
- **Speeding Cars** Concern was expressed about people speeding through the subdivision, particularly on St. Andrew Drive, during the morning and evening rush hours. It is thought that these speeders are people who live in our neighborhood.

Homeowners, please watch your speed and keep it to 25 mph or under when driving through our neighborhood.

Special Dues Meeting

The special meeting to discuss and vote upon an increase in the annual dues assessment for the fiscal year July 01, 2009 through June 30, 2010 began at 7:55PM.

The assessment amount for Blue Hills Estates Homes Association members is currently at \$75 per fiscal year.

The Board of Directors recommended that the dues remain at \$75 per fiscal year.

This recommendation of \$75 for annual dues was voted on by those present and the motion was passed unanimously.

The meeting ended at 8:00 PM.

Minutes combined and respectfully submitted by Marla Barnett, Jim Wilson and Karen Wood-Nelson.