

# Blue Hills Estates Homes Association Annual & Special Dues Meeting Minutes Sunday, November 14, 2010 – 1:00 PM

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

**Board Attendees** Jim Wilson – President; Reza Zonnooz – Vice President; Karen Wood-Nelson – Treasurer; Alan Gallas – Member at Large. Absent: Marla Barnett – Secretary.

Out of 152 homes in the association, eleven (11) homeowners were in attendance, four (4) of those being board members.

Jim Wilson called the meeting to order at 1:05 PM. Opening remarks were made regarding the continued light turn-out for the Annual meetings and thanks were extended to those who did come.

## Island Maintenance

- Comments were made about the excellent condition of the islands. There were a few plants that died, but under our plant guarantee the landscaping company has been contacted to provide replacement plants.
- Thanks were given to all the homeowners who have volunteered to water the islands. **A volunteer is still needed to water Island 2 (largest island on Oakmont Drive).** If anyone is interested, please contact a board member.

## Monuments

- Overall the monuments look good. The only issue seems to be that some of the black paint is chipping off on the east monument on Blue Ridge. The masonry company has been contacted regarding the need to repaint the black inside some of the letters. The masonry company will repaint the lettering free of charge and it should be completed by the time you read these minutes.

## Treasurers Report

- An overview of the budget was discussed by Karen Wood-Nelson. Due to unusually heavy snow fall last season, the snow plowing expense was slightly over budget. In addition the insurance provisions changed due to some of the homes associations represented by Homes Association of Kansas City (HA-KC) (of which Blue Hills Estates is a member homes association) wanting to change from group policy rates to individual policy rates. As a result, our insurance rates went from \$250 per year to \$750 per year. Over a 200% increase.
- No other issues were noted or introduced.

## Garage Sale

- The Biennial (every two years) Neighborhood Garage sale was held June 11 & June 12. The next garage sale will be in 2012.

## Election of New Board Member

- An election for a new board member to replace Jim Wilson 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.
- Steve Rinne was nominated and elected to the board by a unanimous vote of the homeowners present at the meeting.

## Snow Plowing

- Homeowners raised concerns about the hilly areas of Duke Gibson and 130<sup>th</sup> Terrace. These areas were requested to be plowed first. If not done first, these areas become icy and travel is very difficult or impossible.
- The board is aware of this issue and has advised the plowing vendor to focus on these areas first to address this issue.

- A suggestion was made to solicit homeowners for the creation and funding of a snow plowing contingency fund to be used only for snow removal.
- Due to the fact that the homes association dues currently cannot be raised above \$75 a year without dissolution of the current association declaration and creation of a new declaration (a legally intensive and therefore costly process), a motion was made and seconded to send a letter to the Blue Hills Estates homeowners to request donations for a snow plowing contingency fund.

### **Suggestions for Neighborhood Improvement**

- Holiday home decorations award.
- Yard of the month award.
- Landscaping company sponsorship or offering of classes to instruct homeowners on the best items to grow (native plants & trees, etc.)
- A suggestion to form a “Neighborhood Beautification Committee” was made and a vote was taken and seconded that this committee be formed.
- Marcella Jones volunteered to chair the committee. Several homeowners attending the meeting volunteered to participate on the committee. Marcy volunteered to inquire of a “Master Gardener” to provide tips to homeowners. (If anyone is interested in serving on the committee, please contact a board member).
- Improved neighborhood communication – it was suggested that an “electronic bulletin board” be set-up for Blue Hills Estates homeowners to reference and possibly contribute information to. A homeowner suggested, for example, that folks attending meetings at the Trailside Center could contribute the information they learned from these meetings regarding area development, police activities, new projects etc. Marcy Jones volunteered to lead this project.
- Blue Hills Estates is a member of an alliance of 52 homes associations ran by Homes Associations of Kansas City (HAKC). HAKC is a not-for-profit entity created to handle the full-time accounting and administrative requirements of member homes associations. A homeowner raised a concern as to the cost/benefit of being a member of HAKC. The board agreed to look into this issue to see what the cost/benefits would be to become a stand-alone association.

### **Other/Questions/Concerns**

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

### **Adjourn**

- With no additional business, the annual meeting was adjourned by Jim Wilson at 2:00 PM.

### **Special Dues Meeting**

The special meeting to discuss and vote upon an increase in the annual dues assessment for the fiscal year July 01, 2011 through June 30, 2012 began at 2:05PM.

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 2:10 PM.

Minutes combined and respectfully submitted by Chipp Nelson & Karen Wood-Nelson.