



Blue Hills Estates Homes Association Annual & Special Dues Meeting Minutes Sunday, October 02, 2011 – 2:00 PM



The Blue Hills Estates Homes Association held its annual meeting at The Blue Hills Country Club on Sunday, October 02, 2011 at 2:00 PM.

Board Attendees Karen Wood-Nelson - President, Alan Gallas - Treasurer, Steve Rinne - Member-at-Large

Absent: Reza Zonnooz - Vice President, Marla Barnett - Secretary

Out of 152 homes in the association, fourteen (14) homeowners were in attendance (three (3) of the fourteen (14) were board members). The attendance represented 9% of our Association.

The Board President, Karen Wood-Nelson called the Annual Meeting to order at 2:10 PM. Opening remarks were made and thanks were extended to the homeowners and guests who attended.

2010-2011 Accomplishments

Alan Gallas called attention to the list of accomplishments for the 2010-2011 timeframe as noted on the agenda and commented briefly on them. Notable items as compiled by the President were:

- The completion and distribution of a new neighborhood directory – the expenses of which were partially offset by the securing of paid advertising in the directory.
- The creation of a neighborhood Facebook page & the creation of an Association website.
- Initiation of a “Yard-of-the-Month” program.
- Updated Blue Hills Estates page on the ha-kc.org website.
- The installation of “Slow” and “Yield” signs along neighborhood streets.
- Tuck pointing, washing and sealing of the neighborhood entrance monuments.
- Voluntary fund drive.
- Collection of all delinquent association dues.

Steve Rinne spoke about creation of a Facebook page for Blue Hills Estates. The page can be accessed via navigating to Facebook groups www.facebook.com/groups and entering “Blue Hills Estates” into the Facebook search bar. Mr. Rinne outlined page contents such as: “yard-of-the-month” homes pictures, neighborhood news, city news, etc. The creation and update of an Association website was done by homeowner volunteer Mindy Clarke and when it is completed, can be linked to through the HA-KC website: www.ha-kc.org. Additional content ideas for both the Facebook page and the Association website were called for from the homeowners.

Guest Speakers

Our guest speakers were introduced and each spoke about their respective roles and specifically their impacts on/concerns for the homeowners of Blue Hills Estates.

First to speak was **Stacey Johnson-Cosby** the Public Improvement Advisory Committee (PIAC) Representative for our area. She explained PIAC funding, who can apply for these funds, how to apply for these funds and how these funds are generally allocated. Of concern for Blue Hills Estates Homes Association are items such as curbs, signs, lights and community areas. She noted that these funds are for capital improvements only, not operational improvements and listed several PIAC projects (e.g. Blue River Road Tennis Courts).

Steve Rinne commented that, as a board member, he submitted two (2) requests for PIAC funds for Blue Hills Estates, one for curbs repair and one for the Carnoustie signal light adjustment. In closing Ms. Johnson-Cosby mentioned the Center Planning Development Council (CPDC) and noted that although Blue Hills Estates Homes Association has no current representative, this council exists as a forum through which to address public concerns. Examples of CPDC issues resulting in action were opposing businesses from coming into local areas and the enactment of recent billboard ordinances.

Next to speak was **John Sharp** – 6th District City Councilman. Mr. Sharp mentioned the use of PIAC funds in the Martin City corridor improvements and then focused his discussion on the redistricting of the City Council boundaries and how the latest proposed redistricting plan would adversely affect our district by shifting areas of the city into and out of our present district with the potential result of having a larger district but less sales tax revenues allocated for use by the district. This proposed redistricting could be considered gerrymandering as it makes the 6th district harder to represent as it is not geographically compact and would encompass many diverse needs, making a focus for funding appeals more difficult.

As a result of Mr. Sharp's comments the Board determined that representation was needed to oppose the proposed redistricting plan and members were appointed to attend the redistricting public hearing and submit a letter of opposition to the plan. Following the hearing an opposition letter was submitted by Steve Rinne on behalf of the Association.

The final guest speaker was **Mr. Kevin Mc Manus**, Representative for the 6th District. Mr. McManus explained that he represented the South KC, Grandview & Lee's Summit areas. His recent focus has been work to reform the Missouri tax credit system to compete with Kansas in an effort to attract and/or retain businesses and their associated jobs in the Kansas City, Missouri area and reduce or prevent business poaching from Kansas.

Treasurer's Report

After the guest speakers had finished and were thanked, the Treasurer's report was given. Our total net income for the 2010-2011 fiscal year was \$2,536.72. The projected net income for the 2011-2012 year is \$263.00. The decrease in net income from the 2010-2011 year comes primarily as a result of a marked increase in the snowplowing budget and the production of the 2011 Blue Hills Estates Neighborhood Homes Association Directory.

Election of Board of Director Members

The meeting then turned to the solicitation for and election of new board members. Two volunteers stepped up for consideration and both were unanimously elected to the Board. The new members are Mindy Clarke and Agelon Jones.

2012 Garage Sale

Due to lack of neighborhood participation, a discussion was held on whether to continue with the neighborhood garage sales. This discussion included the need to continue advertising and posting signage for neighborhood garage sales. The motion to eliminate neighborhood garage sales was put to a vote and passed unanimously. The budgeted garage sale dollars will be allocated elsewhere within the budget.

Questions & Answers

After the garage sale discussion, the floor was opened for a Questions and Answers session. Speeding on St. Andrews was discussed with the outcome being that the Board would again look into recruiting KCMO police patrols and other measures to reduce/eliminate speeding.

A homeowner inquired about reinstating the holiday luminaries throughout the neighborhood. The outcome of the discussion was that a Facebook invitation and a call for volunteers in the newsletter would be made to get a “luminaries team” together. It was also suggested that, instead of sand and candles, glow sticks and canned goods be used for the luminaries. The advantages being – no risk of fire or candles being blown out, much less effort to weight the luminaries with canned goods rather than sand and the canned goods used could be collected and given to a charitable organization such as Harvesters, Seaton Center or City Union Mission as a holiday food donation.

The long wait at the Carnoustie light was discussed and suggestions to remove the “no right turn on red” sign have the light set to blinking yellow at low traffic times and/or get the city to install a circuit to allow right turns were made. The Board commented that the city has already been contacted regarding these suggestions and the Board is awaiting a response.

Adjourn to Special Meeting

With no additional business, the Annual meeting was adjourned by the Board President, Karen Wood-Nelson at 3:40 PM.

Special Dues Meeting

Immediately following adjournment of the Annual Meeting; the Special Dues Consideration Meeting was convened. The Board recommended that, in accordance with the existing Blue Hills Estates Homes Association Declaration, the association dues remain at \$75 for the fiscal year July 01, 2012 through June 30, 2013. A motion was made in support of this recommendation and the motion passed with a unanimous vote.

The meeting ended at 3:45 PM.

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

Minutes of all annual meetings and board meeting may be found on the Homes Association of Kansas City website – www.ha-kc.org under Blue Hills.