

BHE HOA January Board Meeting | MINUTES

22JAN2013 | 7PM | Rendina Residence | As Recorded By: Pete Rogge

ATTENDING BOARD MEMBERS:

President	Steve Rinne
Vice President	Mindy Clark
Treasurer	Jim Rendina
Secretary	Pete Rogge
Member-at-large	Agelon T. Jones



<http://www.ha-kc.org/index.php/blue-hills-estates>

AGENDA

- Financial report
- Snow policies
- Early spring island maintenance
- Minutes and financial reports on HA-KC website, nothing posted since last October
- Mailing or newsletter following October meeting

Narative

Jim Rendina presented a very detailed financial report. Report included current Balance Sheet, FYTD "Budget vs Actual," "Income/Expense Analysis" forecast, and a "Snow & Island Budget Analysis" forecast. Overall, BHE HOA has good cash reserves, minimal accounts receivable, and will likely be under budget for this fiscal year.

The snow policy was discussed at length. The most recent (New Years Eve) winter event resulted in very slick conditions despite moderate ~2" snow accumulation. There were a few accidents and several near-misses reported before the ice-melt was applied. Current policy is to maintain "passable" streets. Guideline is to always plow snowfalls of 4" or more. Spreading ice-melt & plowing snow below 4" is discretionary. One alternative discussed was adopting a 'dry street' policy. Generally, it was suspected that this type of policy was not fiscally sustainable considering average KC winters have several weather events (past 2.5 winters have been relatively dry). It was agreed to take a more conservative opinion with what is considered "passable" and be a little more liberal with dispatching our vendor. It was also agreed there would be more input from board members on the decision to plow or spread ice-melt.

Island maintenance was briefly discussed. Detailed discussion on this topic was tabled to the next meeting. Mindy Clark and Agelon T. Jones are working on a plan for maintenance that will be presented to the board at or before the next board meeting.

It was noted the time-dependent content of the HA-KC website is generally out of date. Another different website (www.eneighbors.com) was submitted to the board as a potential alternative. This issue was tabled to a later meeting. Mindy Clark, Steve Rinne, and Pete Rogge will update the content going forward.

It was decided to be a good time for the board to draft and send a newsletter to keep members up to date with activities of the BHE HOA. Content of the newsletter was discussed. Mindy Clark will compile.

Next Board meeting will be at Mindy Clark's house on March 5th.

There being no further business before the board, the meeting was adjourned.

Action items	Person responsible	Deadline
Develop Spring Island Maint Plan	Clark/Jones	3/5/2013 7:00 PM
Minutes	Rogge	Complete
HOA Website Update	Rogge/Clark	3/5/2013 7:00 PM
Newsletter Content (profiles, letter, financials)	All	1/26/2013 12:00 AM
Newsletter Issuance	Clark	1/31/2013 12:00 AM