

**Blue Hills Homes Association  
Annual Board Meeting Minutes  
Sunday, October 12, 2008 - 2:00 PM**

The Blue Hills Homes Association held its annual meeting at Covenant Chapel, 13300 Kenneth Road.

Board Attendees: Jim Rendina, Jim Wilson, Jim Tiehen, Chipp Nelson

Jim Rendina, Board President, called the meeting to order at 2:10 PM. Out of 152 homes in the association, eleven (11) homeowners were in attendance, four (4) of those being board members. Opening remarks were made regarding the fact that this was a busy year in that there was a large amount of work done by Karen Wood-Nelson to gather, review, negotiate and recommend to the board the best contractors to perform monument restoration and island renovation work.

### **Island Renovation**

Relative to island renovation, it was explained that the contractor originally chosen for the renovation work was released due to repeated poor performance of island maintenance and the execution of unauthorized and unsolicited work. This decision prompted the need to review, negotiate and hire the next in-line landscaping company from our originally ranked list of preferred contractors.

### **Association Fundraiser**

Because of a desire to fully accomplish island renovation/irrigation and monument restoration/construction, a Capital Improvements campaign was initiated. The total amount targeted with the campaign was \$6,500. Because this goal was missed by almost \$1,700, the island irrigation system was put on hold. The Board would like to say a very special thank you to all homeowners who participated in the Capital Campaign. The participants are listed on a separate sheet.

If any homeowner would still like to contribute, please send your donations to HACCD, Blue Hills #60 Capital Improvements Fund, 222 W. Gregory Blvd, Suite 201, KCMO 64114.

### **Island Irrigation**

Because of this shortfall, the following individuals indicated that they would take on the responsibility for watering the islands for the 2008-2009 season. It was noted that there is still a need for a volunteer to water island number two and canvassing of the homes surrounding island 2 will be done in the hope of securing a watering volunteer.

- Island 1 – Hunter Leathers
- Island 2 – **Volunteer Needed**
- Island 3 – Jim Wilson
- Island 4 – Reza Zonnooz
- Island 5 – Ron Parker

These volunteers will receive a credit of their annual homes association dues in exchange for thoroughly watering the islands when necessary. Mr. Rendina is working to get figures from the water department on estimated watering costs for the islands.

Mr. Rendina went on to explain that he has looked into the possibility of securing the necessary materials for a basic irrigation system and described self-installation plans which could be implemented to bring a more convenient and permanent watering solution to the islands. Future deployment of this solution, perhaps in March or April of 2009 will be discussed and considered by the board.

## **Blue Ridge Entrance Monuments/Burning Tree Entrance Monuments**

The monument contractor was secured and the work is scheduled to begin this month on both the Blue Ridge entrance monuments and the Burning Tree entrance monuments.

Regarding the monuments on Burning Tree, permission has been secured from both homeowners. After lengthy discussion regarding the monuments it was clarified that the renovation work will be scheduled as soon as possible.

## **Island Maintenance**

The board has yet to make a decision for the 2009 island maintenance. It will be necessary to make a selection soon to ensure fall leaf clean-up is done for this season.

## **Questions & Answers**

Questions/comments were then taken from the attendees. There were questions regarding the status of the island renovation work and when it would be completed. The answer provided was that the work on all islands with the exception of Island 2 would be completed by Oct. 17, barring inclement weather. Due to the existence of yellow jacket nests in the Maiden Grass on this island, the completion of the renovation work will be put on hold until the bees go dormant for the winter season.

There was a question about the turf on the islands and it was addressed through the explanation that the turf on all the islands was verticut and over seeding was done. A concern about turf aeration was raised and it was addressed with the response that because of cost, aeration was not a contracted service.

## **Treasurers Report**

An overview of the budget was discussed by Jim Wilson. The following high level breakdown was provided: The balance sheet showed approximately:

\$42K in assets

\$5K uncollectible

\$37K available

-\$25K for Island & Monument work

    \$11K Island Renovation

\$14K Monument Restoration

\$12K Remaining

## **Budget Questions**

Why wasn't money used from the remaining amount for irrigation? This was because the remaining amount was chosen as the appropriate figure for reserve funds to be managed by the incoming board. It is good fiscal practice.

Why not go after the \$5K uncollectible? This money and all associated interest penalties will be appropriated via a property lien.

Where do we stand on dues collection currently? The present outstanding dues will be addressed via dunning letters and collections efforts directed to those homeowners who have yet to pay.

## **Other Issues**

A homeowner expressed concern regarding the need to get the roadside trash cleaned up between the Blue Hills entrance and Wornall Road along Blue Ridge. It was suggested that all concerned home owners should call 816-513-1313 or the 311 Action line to register complaints with the city to get this easement area cleaned up. It was communicated by a home owner that the more calls received; the higher priority an issue is given.

### **Election of New Board Members**

A request for volunteers for new board members was made and from the resulting list the following individuals were nominated to the board by way of ballot voting:

Marla Barnett  
Karen Wood-Nelson  
Reza Zonnooz

The new board will now consist of the above individuals in addition to Jim Rendina and Jim Wilson.

Chipp Nelson and Jim Tiehen retired from the board as they both reached the maximum limit of four years service.

Because of the significant shift in knowledge and experience brought about with the exit of board members, a suggestion was made to review and adjust the board member rotation schedule so as to eventually result in the loss of only one board member per year. This rotation schedule would decrease the knowledge loss and assist in reducing the need for soliciting as many volunteers for board service each year. This suggestion was accepted for consideration by the board.

### **Dues Meeting**

The special meeting to discuss and vote upon an increase in the annual dues assessment for the fiscal year July 1, 2008 through June 30, 2009 began at 3:25PM.

The assessment amount for Blue Hills 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 3:35 PM.

Minutes respectfully submitted by Chipp Nelson.