

Blue Hills Estates Homes Association
Board Meeting Minutes
Thursday, November 18, 2010 – 6:00 PM

Board Attendees Marla Barnett, Alan Gallas, Karen Wood-Nelson, Reza Zonnooz,
Absent: Steve Rinne

Approval of Annual Meeting Minutes

The minutes of the annual Blue Hills Estates Homes Association meeting held on Sunday, November 14, 2010 were approved as written.

Selection of 2010-2011 Board Officers

President:	Karen Wood-Nelson
Vice President:	Reza Zonnooz
Treasurer:	Alan Gallas
Secretary:	Marla Barnett
Member at Large	Steve Rinne

Neighborhood Directory

A new neighborhood directory is needed. The last Blue Hills Estates directory was published in 2007.

- A request for updated information will be included in the annual Homes Association Dues notice that will be sent to homeowners in June 2011.
- It was decided to ask for email addresses with the update, with a checkbox to indicate approval for it to be published in the directory.
- Karen Wood-Nelson to chair this committee.

Neighborhood Website

At the recent annual meeting some of the homeowners proposed a neighborhood website where residents could obtain updates on local happenings.

- Linda Spencer (816-214-8887), volunteered to set up the website and chair the committee to oversee it; Steve Rinne and Marcella Jones volunteered to assist.

Neighborhood Improvement

A suggestion was made at the annual meeting to form a committee to look for ways to improve the appearance of the neighborhood, including an award for 'yard of the month'.

- Alan Gallas to chair this committee. At the annual meeting, Steve Rinne, Marcella Jones, Barb Mueth, John Wood, Linda Spencer and Karen Wood-Nelson also volunteered to serve.
- Alan to contact Suburban Lawn & Garden and Rosehill Gardens about support for this project.

Signal Light at Carnoustie & State Line

Many residents wonder why there is 'no right turn on red' allowed on the Missouri side of this intersection (it is allowed from the Kansas side) and would like to see it changed. Most of the residents take alternative routes down St. Andrews or Tam-O'Shanter to avoid this intersection, which puts unnecessary traffic on these streets.

- Reza Zonnooz to contact the city about allowing right turn on red at Carnoustie and State Line.

'Slow' Signs on St. Andrews

Many residents have complained that drivers speed on St. Andrews. It has been suggested that 'slow' signs be posted.

- Reza Zonnooz to obtain a map so the board can mark on it where they want the signs. Reza will get the map to the city Streets Department.

Snow Removal

Alan suggested a voluntary annual fund for additional snow removal on the hilliest streets in Blue Hills. The annual Homes Association dues notice could contain a checkbox to specify additional money for the snow removal fund. A cautionary statement would be included that the monies collected may not be sufficient to cover all additional snow plowing needs. The board also discussed which company to use for snow removal.

- Annual funds budgeted for snow removal would be used first, then any money available in the snow removal fund would be used.
- Cuffs & Hoses, the company used last year for snow removal, was contracted to plow for the 2010-2011 season.

Monuments

The monuments on Blue Ridge & St. Andrews need tuck pointing and some other maintenance. It would cost approximately \$500 to get the tuck pointing and maintenance done and the improvements should last ten or more years.

- It was decided to have the tuck pointing and maintenance done on the signs. Karen Wood-Nelson to contact the contractor.

Homes Association of Kansas City (HA-KC)

The board considered the benefits of the cost of belonging to HA-KC.

- It was determined the benefits outweigh the cost.

Blue Hills Estates Homes Association Charter

A suggestion was made to dissolve the HOA charter and have new bylaws written. At present, the bylaws limit the amount of dues that can be assessed to no more than \$75 a year.

- Alan Gallas to look at the bylaws.

Letters to New Homeowners in Blue Hills Estates

It was suggested that a letter be sent to new homeowners welcoming them to our neighborhood. A copy of the current directory should be included, as well as the names and phone numbers of the current board members.

2010-2011 Board Meeting Schedule

The board meeting schedule is as follows:

1. January 18, 6:00 PM
2. March 15, 7:00 PM
3. May 17, 7:00 PM
4. July 19, 6:00 PM.
5. September 13, 7:00 PM

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.

Annual Homes Association Meeting

- The annual meeting is tentatively scheduled for Sunday, October 2, 2010.
- The time to be determined based on the availability of the room at the Blue Hills Country Club.

Adjourn

- With no additional business, the board meeting was adjourned by Karen Wood-Nelson at 7:15 PM.