

**Blue Hills Estates Homes Association**  
**Board Meeting Minutes**  
**Tuesday, May 17, 2011 – 7:00 PM**

**Board Attendees** Marla Barnett - Secretary, Alan Gallas - Treasurer, Karen Wood-Nelson - President, Reza Zonnooz - Vice President

**Absent:** Steve Rinne - Member-at-Large

**Approval of Board Meeting Minutes**

After a few changes, the minutes of the Board meeting held on Tuesday, March 15, 2011 were approved as written.

**Neighborhood Directory**

Since the Blue Hills Estates Neighborhood Directory was last updated in 2007, a new neighborhood directory is needed.

- A request for updated information will be included in the annual Homes Association Dues notice that will be sent to homeowners in June 2011.
- Homeowners' e-mail addresses will be requested with the directory update request, with a checkbox to indicate approval for the e-mail address to be published in the directory.
- Blue Hills Estates covenants and by-laws will be included 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.
- Steve Rinne has set up an account for Blue Hills Estates on Facebook and he has agreed to maintain this site.
- Steve Rinne is researching Yahoo Groups to see if it would be a better fit for the needs of our homes association.

**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 Gallas contacted Kay Walker at Suburban Lawn & Garden about sponsoring a monthly prize for the best lawn in Blue Hills Estates.
- Suburban Lawn & Garden has donated three (3) \$20 gift certificates to Blues Hills Estates. The Board plans to present one of these certificates during the months of June, July and August to a homeowner that has been selected as the best 'yard of the month'.

**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 Drive or Tam-O'Shanter to avoid this intersection, which puts unnecessary traffic on these streets.

- Reza Zonnooz has sent an e-mail to the City Traffic Control about residents' issues with this signal light.
- Alan Gallas has talked to the Mayor's office about allowing right turn on red at this intersection.
- Kansas City has agreed to do a traffic study at this location.

- A suggestion was made for Steve Rinne to be the liaison with the City to get neighborhood issues addressed.
- The Board has not heard any information from the City on this issue.

### **'Slow' Signs on St. Andrews Drive**

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

- Reza Zonnooz has obtained a neighborhood plot map from the City. With this map, the Board will be able to determine exactly where the 'slow' and 'yield' signs need to be posted within the neighborhood.
- When the locations of the signs have been determined, this information will be communicated to the City.

### **Snow Removal Letter/Fund**

Alan Gallas suggested a voluntary annual fund for additional snow removal on the hilliest streets in Blue Hills Estates.

- Annual funds budgeted for snow removal would be used first, then any money available in the snow removal fund would be used.
- A letter requesting donations will be sent to homeowners. This letter will include a cautionary statement that the monies collected may not be sufficient to cover all additional snow plowing needs and will not guarantee perfectly clear streets.
- This letter will be included with the annual Homes Association Dues notice. The notice will contain a checkbox to specify additional money for the snow removal fund.

### **Monuments**

The neighborhood entrance monuments located on Blue Ridge and on Burning Tree need tuck pointing, washing and sealing. The tuck pointing and sealing should last ten or more years.

- The bid from AKA Masonry (contractor who installed the Burning Tree monuments) came back at \$1,820.
- Karen Wood-Nelson is still waiting on additional bids.

### **Island Maintenance**

Bids for island maintenance for 2011-2012 were presented by Karen Wood-Nelson and reviewed by the Board.

- Since the bids were competitive, the Board voted to continue with the current contractors.
- All islands except for the largest one (Island 2 - located on Oakmont just east of St. Andrews Drive) are being watered by homeowners.
- Marla Barnett is still looking for a volunteer to water Island 2.

### **Delinquent Homes Association Dues**

There was only one household within Blue Hills Estates that was delinquent on their annual dues.

- This house had a lien against it and was recently sold. Blue Hills Estates has received all of the delinquent Homes Association dues in addition to all interest and penalties.

### **Treasurer's Report**

The Treasurer's Report as of April 30, 2011 was reviewed and approved.

### **Neighborhood Nuisances**

Complaints have been received from homeowners about various nuisances within the subdivision.

- As a reminder to homeowners of our covenants, the Board will include the Blue Hills Estates Restrictive Covenants and Laws brochure with the annual Homes Association Dues notice.

### **2011 Board/Annual Meeting Schedule**

The Board meeting schedule is as follows:

1. July 19, 6:00 PM (Tuesday) Marla Barnett
2. Sept 13, 7:00 PM (Tuesday) Alan Gallas
3. *ANNUAL*: October 2, 2011 (Sunday) Time and Place - To Be Determined

### **Continuity of Board Information (“Tribal Knowledge”)**

There was discussion about the importance of maintaining continuity of board information (aka “tribal knowledge”) so that future Board members will know what has been tried in the past, what worked and what didn’t. Chipp Nelson has re-organized a box of information that has been passed from Board President to Board President.

- A succession process is needed so Board members know what has happened in the past.
- Two Board members’ terms are expiring at the end of this year. A request for volunteers for the 2011-2012 term will be sent with the annual Homes Association Dues notice. (A Board member can serve (2) two successive (2) two year terms (total of 4 years).

### **Other/Questions**

#### **Reminder from March 15, 2011 Board Meeting:**

Steve Rinne announced that on the second Friday of every month John Sharp (city councilman for the 6<sup>th</sup> District) has a breakfast meeting at the Trailside Center at 99<sup>th</sup> & Holmes from 7:30am to 9:00am.

### **Adjourn**

- With no additional business, the Board meeting was adjourned by Karen Wood-Nelson at 8:45 PM.

**Minutes of all annual meetings and board meetings may be found on the Homes Association of Kansas City website – [www.ha-kc.org](http://www.ha-kc.org) under Blue Hills.**

Minutes respectfully submitted by Karen Wood-Nelson.