



Blue Hills Estates Homes Association Board Meeting Minutes Tuesday, July 24, 2012 – 7:00 PM

Board Attendees: Karen Wood-Nelson - President, Reza Zonnooz - Member-at-Large, Marla Barnett - Member-at-Large (non-voting), Agelon Jones - Member-at-Large (non-voting)

Absent: Steve Rinne – Vice President, Mindy Clarke - Secretary

Resigned: Alan Gallas – Treasurer (Resigned July 10, 2012)

Due to the resignation of Alan Gallas, the Board meeting to be hosted at the Gallas' originally scheduled for Tuesday, July 17 was rescheduled to Tuesday, July 24, 2012.

The Board President, Karen Wood-Nelson called the Board Meeting to order at 7:15 PM. Thanks were given to the Board Members who attended and to Karen Wood-Nelson for hosting the meeting.

Approval of Board Meeting Minutes

The minutes of the Board meeting held on Tuesday, May 08, 2012 were approved as written.

Neighborhood Website

- No Update - Mindy Clarke is still working on the content for the Blue Hills Estates Homes Association website.
- No Update - Steve Rinne will continue to maintain our Facebook page and is still working on the neighborhood broadcast distribution list.

Neighborhood Beautification/Improvement

The Board will nominate homes for the June, July and August 'Yard of the Month' winners. The winners will receive a \$20 gift certificate from Suburban Lawn & Garden.

- Homeowners who won in 2011 will have to wait at least one year to be eligible to win again.
- Winners will be posted on Facebook.
- Winners for June and July are listed below:

June 2012	12836 St. Andrews Drive	Sarah Plunkett
July 2012	610 St. Andrews Drive	Randall Spangler

Signal Light at Carnoustie & State Line

- No Update - Board voted to keep this item on the Board Meeting Agenda since we have been approved for Public Improvements Advisory Committee (PIAC) funds through which a sensor can be installed to regulate the light.

Island Maintenance

- One of the Island Maintenance bids received recommended adding turf and additional plantings to Island 2 (largest island on Oakmont Drive) at a cost of \$2,000-\$5,000 for this island only. Through discussion, it was determined that grass (turf) does not appear to be a wise investment for Island 2 since we cannot find a reliable source (homeowner) to water this island on a consistent basis. Since all five (5) of the Islands were completely renovated in October of 2008 at a cost of \$10,700, Karen Wood-Nelson gave a brief presentation of the amount of work that went into researching and gathering bids for the plants/shrubs that were chosen to be planted on the Islands. This research included plants/shrubs that are the most tolerable for our region, i.e. drought resistant, etc. Due to inconsistent watering even the drought tolerable plants/shrubs chosen are difficult to maintain.
- The tree located immediately behind the west Blue Ridge entrance monument is dead and will be removed and replaced by a new tree.

Treasurer's Report

- Karen Wood-Nelson presented the Treasurer's report through June 30, 2012 and the proposed budget for the July 2012- June 2013 fiscal year.
- Blue Hills Estates fiscal year ended June 30, 2012.

Neighborhood Nuisances

- If you are a parent, please be conscious of the whereabouts of your children and instruct them to respect other homeowners property and be aware of the hazards of play/walking in the street.
- There continue to be complaints about cars parking around the cul-de-sacs and along the street on St. Andrews Drive. Continued street and cul-de-sac parking may result in the receipt of a traffic citation from the City.

Public Improvement Advisory Committee (PIAC)

- No Update - The PIAC requests submitted by Steve Rinne in 2011 are still active. We are still awaiting word on their status.
- No Update - The PIAC application process for 2012 began in July.

Signing up Non-Association Members

- There are currently ten (10) homeowners in Blue Hills Estates that are not members of the Blue Hills Estates Homes Association and, as a result, do not pay the \$75 annual Homes Association Dues. They are getting all the benefits of the Homes Association without paying dues. Since our dues are capped at \$75 a year and costs keep rising, the Board would like all homes in Blue Hills Estates to join the Association and pay the annual dues.
- No Update - Steve Rinne volunteered to contact these homeowners and ask them to join the Association.

Delinquent Home Owners Association Dues

- Although the 2012-2013 Annual Dues notices have now been sent out, there are still three (3) homeowners in the Association that are delinquent on their 2011-2012 Annual Homes Association Dues.

2012 Board/Annual Meetings

- Karen Wood-Nelson presented a worksheet to the Board showing homeowner attendance at the Annual Meetings for a fifteen (15) year period from 1997-2011. As a result, the Annual meeting was rescheduled and another Board Meeting was scheduled prior to this Annual Meeting to discuss potential attendance boosters and additional details for the upcoming Annual Meeting such as agenda, door prizes, speakers, etc. Added ideas from homeowners would be appreciated!
- Next Board Meeting: September 4, 7:00 PM (Tuesday) Host: Marla Barnett
- **ANNUAL:** The annual meeting originally scheduled for Sunday, August 5, 2012 has been rescheduled for Saturday, October 6, 2012 beginning at 5:00 PM around Island 4 (southern most island on Oakmont Drive).
- The Board voted to recommend at the Special Meeting (which will be held immediately after the Annual Meeting), that the yearly dues assessment remain at the maximum allowable fee of \$75 for the July 2013-June 2014 fiscal year.

Other/Questions

- With the resignation of one (1) voting board member and the term expiration of two (2) voting and one (1) non-voting Board members' at the end of this year, we need to elect two (2) voting board members. Please consider volunteering for a position on the Board. A volunteer is elected for a two (2) years term with the option of extending that an additional two (2) years for a potential total of four (4) years.

Adjourn

With no additional business, the Board meeting was adjourned by Karen Wood-Nelson at 8:25 PM.

Minutes respectfully submitted by Karen Wood-Nelson.

Minutes of all annual meetings and board meetings may be found on the Homes Association of Kansas City website – www.ha-kc.org under 'Missouri Associations', then 'Blue Hills Estates'.