

January 26, 2019 Board Meeting

Blue Hills Estates Homes

Association Board of Directors

In attendance: Donna Ramel Laquisha Ross, Ed Vanbuskirk, Leah Gensheimer

Items discussed:

1. Meeting Schedule. Agreed to meet on a monthly basis on Saturday afternoon. Set the schedule for the next 3 meetings and will aim at keeping the meeting no longer than 2 hours.
2. Treasurer Position. Welcomed Leah Gensheimer to her first official meeting as the board's new treasurer. Gave her outstanding bills, files prepared by the president, and asked her to follow up on December purchases. She will address questions about the board's budget history directly with HAKC treasurer.
3. HAKC events. Donna Rammel shared a list of scheduled board meetings and luncheons for the year; discussed past attendance at these events.
4. Snow Removal. We have already reached our \$4000 budget for snow removal. Will inquire with HAKC about budget increase for this line item given the weather this winter and our commitment to be proactive in treating the streets.
5. Delinquent HOA Dues. Established a timeline for filing liens on homes with delinquent dues. Edited a draft letter that will go out to homeowner prior to the filing of the lien. Will forward to board's legal counsel for review.
6. Available board positions. Still need to fill the secretary position. Discussed possible options and decided to post the vacancy on the Blue Hills Facebook page.
7. Homeowner Complaints-The board would like to establish an official procedure for addressing complaints that way homeowner concerns are addressed in a timely, efficient manner. Will add this item to the next meeting's agenda because we are at the end of the 2-hour meeting.
8. Social Committee. Discussed the best way to organize the committee. Ed Vanbuskirk agree to be a liaison between the committee and the board. He will also update the welcome letter to new homeowners. Two homes were purchased in the neighborhood between December and January. Plan to provide welcome baskets to them no later February 14th.

*The meeting began at 12:30pm and was adjourned at 2:30pm.