

February 23, 2019 Board Meeting Blue Hills Estates Homes Association Board of Directors

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

Items discussed:

1. Delinquent HOA Dues. The edited draft that we sent to board's counsel was approved. However, Doug Luther from HAKC had questions on how they should proceed given counsel's new role. Board has a list of questions for counsel, including whether is it possible to add the cost of the filing fee to the actual lien. Board president will follow up with counsel and share information with the board.
2. Treasurer Report. Leah Gensheimer. Provided budget history for the last 5 years highlighting the lowest, highest and median amounts spent for each line item. We discussed a budget increase for snow removal.
3. Homeowner Complaints-The board drafted a procedure for addressing complaints. All complaints will need to be made in writing/electronically. Laquisha Ross will be the first responder and acknowledge the board's receipt of the complaint. If urgent, Laquisha will bring it to the board's attention for recommended solutions. If not urgent, then the board will discuss at the next meeting. Each complaint will be assigned a point person. That person will be responsible for taking actions the board deems appropriate and will update the complainant on the board's plan of action.
4. Social Committee. Discussed ways to organize the small committee and increase membership. Created a post on the Blue Hills FB page. Discussed possible events including a winter or spring social, another dumpster day, spring picnic, neighborhood yard sale, etc. Discussed the possibility of creating an updated neighborhood directory. As well as list recommended contractors for home repairs.

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