

September 28, 2019

Board Meeting Blue Hills Estates Homes Association Board of Directors

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

Items discussed:

1. Scheduled next meetings for Nov 9 at 9:30am and Dec. 14th at 9:30am.
2. **Board Positions:** Donna Ramel as President, Laquisha Ross as VP, Ed Vanbuskirk secondary Secretary, Leah Gensheimer as Treasure, Narbeli Galindo as Secretary.
3. **Delinquencies.** 3.5% Delinquencies were confirmed, HOA attorney to send out delinquency notices to residents again by end of September.
4. **Country Club Bank** – requested 2 Board of Directors to have their signatures register in the account, Donna Ramel and Leah Gensheimer agreed to be the main point of contacts.
5. **Insurance** -. Liability Insurance was renewed as past insurance policies.
6. **Annual Business Meeting** – A meeting will take place on October 17th and Donna will try to attend to represent the association board.
7. **Annual Meeting feedback** - Positive feedback was received on the restaurant/place of the meeting, good food and discussions, but there was low attendance from the neighborhood, we discussed sending more reminders to residents for next meeting.
8. **Complaints:** There are currently three outstanding complaints remain (bees, parking around Island #1, and multiple vehicles in residence driveway). Board members assigned to each complaint were instructed on the next steps to resolve address the complaints.
9. **Inquiries** – New neighbor interested in replacing tool shed on property, and association approved its replacement as the building was there for some time.
10. **Maintenance** – Curbs, sidewalks and speedbumps were presented to the city for review and approval. City to come back next year with an answer to either building new ones or delay them.
11. **Social Committee** - The Committee to do find someone to take the lead on the Island maintenance as neighborhood getting to know each other event.
12. **Treasurer Report.** Reviewed budget and discussed areas where the HOA is above and below the annual budget amount as follows:

Administration - remain the same amount

Annual meeting – Increased by \$100 – Total of \$500

Other services - Leah to find out what is placed under this category

Insurance – increased by \$125 to a total of \$1,125

Tax - increased by \$75, for a total of \$175

Island Maintenance – Dropped by 600 to \$3K

Tree Maintenance – remain the same at \$0
Postage – Dropped from \$600 to \$200
Snow plowing – to stay the same
Newsletters – To increase by \$100 to a total of \$200
Directories – Stay the same
Social Activities – Stay the same
Garage Sale – increase to \$100 from \$0
Stationary & Supplies – To increase to \$50 from \$0
A/R Written Off – Leah to find out what is placed in this category
Meetings – Dropped to \$0 from \$50
Communication – New category to be added with total amount of \$400
Other – Agreed to remove this category that had an amount of \$ 200.

Leah to finalize total amount of the budget once she finds out the 2 line- items pending above.

*The meeting began at 9:45am and was adjourned at 12:15am