

December 14th, 2019

Board Meeting Blue Hills Estates Homes Association Board of Directors

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

Issues discussed:

1. **Scheduled next meetings** for January 18th and February 22nd at 10:00am.
 2. **Treasurer Report/Delinquencies.** Last 2 delinquencies notices were mailed in July and Sept. The next delinquency notice will be mail in January 2020. There was a discussion to increase the dues to offer other services for the neighborhood, such as leaves pick up by the curve service. This means we will have to review the by-laws currently in place. It was agreed to then start the process by searching for the documents (Donna) and checking on zoning for voting purposes. It was also agreed to invite the pro bono attorney of the neighborhood to the next board meeting to discuss the by-laws and other issues.
 3. **New Bank Account:** It was discussed to open a second bank account to place some of the money the association currently has in the bank for a better return and higher interest.
 4. **Newsletter:** It was done by Laquisha and will be print it and mail to all in the neighborhood by HOS.
 5. **Complaints:**
 - a. **130th rental** – owner is working on the eviction and shared the current status with this process.
 - b. **Signs/Uber Easts** – a letter was drafted on the type of signs that are not allow to be display in the front yards of homes and will be mail to all. Laquisha spoke with the Uber Eats business neighbor and they are in compliance with the City permits. The board will invite the attorney to the next board meeting to ask on main rules for businesses in the neighborhood and how to address this with all. It was discussed to guide complainers to go directly to the City first and address their complaint with them first.
 - c. **Cul-de-Sac parking:** A letter was drafted and will be mail only to that cul-de-sac houses.
 - d. **New Complains:** Only one came through Facebook about the maintenance of the islands due to the leaves. We agreed to get 3 to 5 estimates from landscaping companies to know the cost of picking up the leaves twice as part of the services included in the dues for all in the neighborhood.
 6. **Social/Hospitality Committee** – Holiday Event taking place on Dec. 15th on the Carnoustie Cul-de-Sac at 4pm and another one on Jan. 27th at the Sand Trap restaurant for Happy hour and white elephant gift exchanging. The Association will also give a free drink, door gifts while collecting information for the directory, more new ideas are welcome. It was discussed to add in the list of information needed from the neighbors when attending the social events if they have an interest to join one of the committees. These committees will be as follows:
 1. Social/Hospitality
 2. Landscaping
 3. Communication/By laws
 4. Neighborhood Watch/safety/elderly Upkeep
 7. **Directory:** Ed provided some directory links for all at the board to review that have some online features. It was discussed to pick 2 of these and compare them to the current HSO services, and decide, which one to have an online demo at a different time than the Board meeting.
 9. **Service Provider List:** To be included in the directory that will be distributed to the neighborhood.
- *The meeting started at 2:16pm and adjourned at 3:40pm