

Blue Hills Estates Homes Association
Board Meeting Minutes
Tuesday, March 15, 2011 – 7:30 PM

Board Attendees Marla Barnett - Secretary, Alan Gallas - Treasurer, Steve Rinne - Member-at-Large, Karen Wood-Nelson - President, Reza Zonnooz - Vice President

Approval of Board Meeting Minutes

The minutes of the Board meeting held on Thursday, November 18, 2010 were approved as written.

Neighborhood Directory

Since the Blue Hills Estates Neighborhood Directory was last updated in 2007, a new neighborhood directory is needed.

- A request for updated information will be included in the annual Homes Association Dues notice that will be sent to homeowners in June 2011.
- Homeowners' e-mail addresses will be requested with the directory update request, with a checkbox to indicate approval for the e-mail address to be published in the directory.
- Blue Hills Estates covenants and by-laws will be included in the directory.
- Karen Wood-Nelson to chair this committee.

Neighborhood Website

At the recent annual meeting some of the homeowners proposed a neighborhood website where residents could obtain updates on local happenings.

- Linda Spencer (816-214-8887) volunteered to set up the website and chair the committee to oversee it; Steve Rinne and Marcella Jones volunteered to assist.
- Steve Rinne has set up an account for Blue Hills Estates on Facebook and he has agreed to maintain this site.

Neighborhood Improvement

A suggestion was made at the annual meeting to form a committee to look for ways to improve the appearance of the neighborhood, including an award for 'yard of the month'.

- Alan Gallas to chair this committee. At the annual meeting, Steve Rinne, Marcella Jones, Barb Mueth, John Wood, Linda Spencer and Karen Wood-Nelson also volunteered to serve.
- Alan Gallas contacted Kay Walker at Suburban Lawn & Garden about sponsoring a monthly prize for the best lawn in Blue Hills Estates. Alan is still waiting for an answer.

Signal Light at Carnoustie & State Line

Many residents wonder why there is 'no right turn on red' allowed on the Missouri side of this intersection (it is allowed from the Kansas side) and would like to see it changed. Most of the residents take alternative routes down St. Andrews Drive or Tam-O'Shanter to avoid this intersection, which puts unnecessary traffic on these streets.

- Reza Zonnooz has sent an e-mail to the City Traffic Control about residents' issues with this signal light.
- Alan Gallas has talked to the Mayor's office about allowing right turn on red at this intersection.
- Kansas City has agreed to do a traffic study at this location.
- A suggestion was made for Steve Rinne to be the liaison with the City to get neighborhood issues addressed.

'Slow' Signs on St. Andrews Drive

Many residents have complained that drivers speed on St. Andrews Drive. It has been suggested that 'slow' signs be posted.

- Reza Zonnooz to obtain a map so the Board can mark on it where they want the signs. Reza will get the map from the City Streets Department.

Snow Removal

There was much discussion about snow removal and problem areas within the subdivision. Even with all of the snow we had last season, we had very few complaints and several compliments from residents. Overall, the Board members felt that the contractor did a good job.

Snow Removal Letter/Fund

Alan Gallas suggested a voluntary annual fund for additional snow removal on the hilliest streets in Blue Hills Estates.

- Annual funds budgeted for snow removal would be used first, then any money available in the snow removal fund would be used.
- Alan Gallas & Steve Rinne to draft a letter to present to the Board at the May meeting.
- This letter will include a cautionary statement that the monies collected may not be sufficient to cover all additional snow plowing needs and will not guarantee perfectly clear streets.
- This letter will be included with the annual Homes Association Dues notice. The notice will contain a checkbox to specify additional money for the snow removal fund.

Monuments

The neighborhood entrance monuments located on Blue Ridge and on Burning Tree need tuck pointing, washing and sealing. The tuck pointing and sealing should last ten or more years.

- The bid from AKA Masonry (contractor who installed the Burning Tree monuments) came back at \$1,820.
- Karen Wood-Nelson to get additional bids.

Blue Hills Estates Homes Association Charter

Rewriting the Blue Hills Estates Homeowners Association Charter has been discussed many times, especially in relation to increasing the annual homeowner dues to keep them more in line with current-day costs. At present, the by-laws limit the amount of dues that can be assessed to no more than \$75 a year.

A suggestion was made to dissolve the HOA charter and have new by-laws written. Alan Gallas researched the possibility of accomplishing this, and concluded that it cannot be done without disbanding the current HOA and starting a new one. There is the possibility that some homeowners would not join a new HOA because of a potential dues increase.

- It was recommended to keep the current charter in place.

Letters to New Homeowners in Blue Hills Estates

HA-KC sends a 'welcome' packet to all new homeowners in Blue Hills Estates. The packet includes a welcome letter, Board of Directors members, neighborhood plot map, restrictive covenants brochure and a copy of the current neighborhood directory. (HA-KC is notified of new homeowners by the realtor who sells the house).

Island Maintenance Bids for 2011-2012

Bids for island maintenance for 2011-2012 were presented by Karen Wood-Nelson and reviewed by the Board.

- Since the bids were competitive, the Board voted to continue with the current contractors because the Board felt that they were doing a good job keeping the islands well maintained.
- All islands except for the largest one (Island 2 – located on Oakmont just east of St. Andrews Drive) are being watered by homeowners.
- Marla Barnett will contact homeowners around Island 2 about watering this island.

Monument Picture on HA-KC Website

Chipp Nelson will post a picture of one of our Neighborhood entrance monuments under the Blue Hills Estates section of the HA-KC website.

Delinquent Homes Association Dues

There is only one household within Blue Hills Estates that is delinquent on their annual dues.

- This house has a lien against it and is currently for sale.

Treasurer's Report

The Treasurer's Report as of February 28, 2011 was reviewed and approved. Due to unusually heavy snow-fall last season, the snow plowing expense was over budget by \$95.

Neighborhood Mailings–Minutes/Newsletters/Dues Notice

Since the by-laws cap our annual dues to a maximum of \$75 per year, the Board was looking for ways to potentially reduce expenses. One of the areas looked into was the cost of the HA-KC doing the neighborhood mailings versus asking for neighborhood volunteers to do the mailings. It costs an average of \$.94 per household each time the HA-KC does a mailing for us.

Neighborhood Nuisances

Complaints have been received from homeowners about various nuisances within the subdivision.

- As a reminder to homeowners of our covenants, the Board will include the Blue Hills Estates Restrictive Covenants and Laws brochure with the annual Homes Association Dues notice.

2011 Board Meeting Schedule

The Board meeting schedule is as follows:

1. May 17, 7:00 PM (Tuesday) Reza Zonnooz
2. July 19, 6:00 PM (Tuesday) Marla Barnett
3. Sept 13, 7:00 PM (Tuesday) Alan Gallas
4. *ANNUAL*: October 2, 2011 (Sunday) Time and Place - To Be Determined

Continuity of Board Information (“Tribal Knowledge”)

There was discussion about the importance of maintaining continuity of board information (aka “tribal knowledge”) so that future Board members will know what has been tried in the past, what worked and what didn't. Chipp Nelson has re-organized a box of information that has been passed from Board President to Board President.

- A succession process is needed so Board members know what has happened in the past.
- Two Board members' terms are expiring at the end of this year. A request for volunteers for the 2011-2012 term will be sent with the annual Homes Association Dues notice.

Other/Questions

Steve Rinne announced that on the second Friday of every month John Sharp (city councilman for the 6th District) has a breakfast meeting at the Trailside Center at 99th & Holmes from 7:30am to 9:00am.

Adjourn

- With no additional business, the Board meeting was adjourned by Karen Wood-Nelson at 9:00 PM.

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

Minutes respectfully submitted by Karen Wood-Nelson.