



Blue Hills Estates Homes Association Board Meeting Minutes Tuesday, July 19, 2011 – 7:00 PM

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

Approval of Board Meeting Minutes

The minutes of the Board meeting held on Tuesday, May 17, 2011 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 was included in the annual Homes Association Dues notice that was sent to homeowners in June 2011.
- Blue Hills Estates restrictive covenants and by-laws will be included in the directory.
- Karen Wood-Nelson to chair this committee.
- To help offset the cost of the directory, Board members will ask local merchants to place an ad.

Neighborhood Website

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

- Steve Rinne has set up a group account for 'Blue Hills Estates' on 'Facebook' and he has agreed to maintain this site.
- If you are a Facebook member, search under 'Groups' for 'Blue Hills Estates'.

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'.

- Suburban Lawn & Garden has donated three (3) \$20 gift certificates to Blue Hills Estates. The Board plans to present one of these certificates during the months of June, July and August to a homeowner that has been selected by the Board members as the best 'yard of the month'.
- The 'yard of the month' winners will be announced in the September 13, 2011 Board Meeting minutes.

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.

- Working with the city on this issue continues to be slow and frustrating.
- On our Facebook page, Steve Rinne posted a video showing the wait time at this signal light. The light was red for over 5 minutes and when it turned green, it was green for 13 seconds.

'Slow' Signs on St. Andrews Drive and 'Yield' Signs around the Neighborhood

Many residents have complained that drivers speed on St. Andrews Drive. It has been suggested that 'slow' signs be posted. Karen Wood-Nelson will determine locations for the signs.

- Locations for 'Slow Children Playing' signs were determined and sent to the City for installation.
- Locations for 'Yield' signs were also determined and sent to the City for installation.

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) was for \$1,820.
- After reviewing additional bids/pricing, the Board voted to award the bid to AKA Masonry.

Island Maintenance

Some concerns were raised about the quality of the island maintenance. A letter was sent to the contractors noting the concerns.

Treasurer's Report

The year-end Treasurer's Report as of June 30, 2011 was reviewed and approved.

Snow Removal Letter/ Voluntary Fund

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

- Since our annual dues are limited to \$75 a year and expenses continue to rise, instead of limiting the use of contributions for snow removal only, we expanded the request to 'voluntary' contributions to broaden the appeal. This request of voluntary contributions was included on the annual Homes Association Dues Invoice that was sent to homeowners in June 2011.

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 Declaration of Restrictions' in the '2011 Homes Association Neighborhood Directory' which will be published and distributed to homeowners in late August or early September.

Public Improvement Advisory Committee (PIAC)

PIAC has limited funds available for city improvements. Home Associations can petition for funds to be used for neighborhood improvements.

- Steve Rinne will submit applications for curbs repairs.

Request to Install Fence

The Board received a request to install a fence at 407 Duke Gibson.

- The fence plans were reviewed and approved by the Board.

2011 Board/Annual Meeting Schedule

The Board meeting schedule is as follows:

1. Sept 13, 7:00 PM (Tuesday) Alan Gallas
2. ANNUAL: October 02, 2:00 PM (Sunday) Blue Hills Country Club

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.

- 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. Please consider volunteering. (A Board member can serve (2) two successive (2) two year terms (total of 4 years).

Other/Questions

Reminder from March 15, 2011 Board Meeting:

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 7:30 AM to 9:00 AM.

Adjourn

- With no additional business, the Board meeting was adjourned by Karen Wood-Nelson at 8:45 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 'Missouri Associations', then 'Blue Hills Estates'.

Minutes respectfully submitted by Karen Wood-Nelson.