

BLUE HORIZON HOMEOWNERS ASSOCIATION

Board Meeting

Round Table Pizza
499 S. Main St., Meridian
6:30 p.m., January 27, 2005

MINUTES

Attendees: Board members Mick Brunson, Kevin McNeese, Katy Bjorum, and Michelle Houde, along with Cindy Schuppan of Advantage Idaho. Jeff Wilcox, manager/owner of MainScape, the landscaper for 2005.

Landscaping - Drainage: The developer (Jonathan Seel of W.H. Moore) reported to Cindy that American Paving will be installing drains at the parks to improve drainage. Cindy will request specific information regarding the drains from the developer and the installer.

Jeff Wilcox discussed efforts his company can/will take to control the water saturation in the common areas, including aeration (extra charge) and run-off tests (included in sprinkler check). Soil quality is also an issue. Jeff explained how the sprinkler heads and the sprinkler layout also affect coverage. The board asked Jeff if he could provide information about how to improve drainage on individual lots to be included in the next newsletter (scheduled for March 2005).

Minutes: Approved.

Financial Reports: The final reports for 2004 and the budget for 2005 were reviewed. The board decided not to require a second signature on checks paid from the association's account because it would have no effect on whether the bank could pay the check or not. The board requested that a copy of the check register be provided at each meeting, covering the dates from the last meeting to the current meeting.

Parks : A Park Committee will be established to decide the wording and design of the signs. The committee will also look at trashcans and installation options for the trashcans. The committee will report its recommendations to the board no later than March 2005.

Kevin reported that a 4' by 4' sign, covered in Lexan that would protect the sign from damage would cost \$400 installed. [Note: LEXAN resin is a tough and versatile polymer.] Each sign would be installed between two wooden posts.

Neighborhood Watch: A committee will be established to set up a Neighborhood Watch program in the subdivision. Mick suggested that five block captains be designated, each responsible for 30 homes. Discussion was held regarding the steps

that need to be taken. Mick and Katy will work on determining how to divide the subdivision into five areas and to recruit volunteers to be block captains.

Owner List: Cindy will email an updated list of owners to the board members.

Design Review Committee: Cindy discussed some changes that need to be made to the process of handling design review requests. Mick will contact Dustin Sackett to discuss these changes. Two other members for the committee will be recruited.

Compliance Issues:

The board discussed several lots not in compliance with the Covenants, Conditions and Restrictions, including:

- Dog feces is a problem on the sidewalk around 1533 W Rainbow Trout Street. Advantage Idaho will send the owner a letter.
- Some dogs are allowed to run off-leash in the subdivision. Advantage Idaho will send the owner a letter.
- A home on Grayling has continuing issues regarding debris and unsightliness that Advantage Idaho is addressing.

Fines: A special meeting of homeowners will be arranged to discuss and vote on a proposed rule to allow the board to fine homeowners who do not comply with the covenants after being given fair notice to correct a violation.

Homeowner Emails: A homeowner request to turn part of the Jacksnipe park into a parking lot was discussed. The board decided against the request.

Next Meeting: 6:30 p.m., February 24, at Round Table Pizza (499 S Main Street) in Meridian.

The board meeting adjourned at 8:45 p.m.