

# BLUE HORIZON HOMEOWNERS ASSOCIATION

## Board Meeting

Round Table Pizza  
499 S. Main St., Meridian  
6:30 p.m., April 28, 2005

### MINUTES

**Attendees:** Board members Mick Brunson, Kevin McNeese, and Katy Bjorum, along with Cindy Schuppan of Advantage Idaho. Ten to twelve homeowners also attended (arriving/departing at different times).

**Minutes:** Approved.

**Agenda:** Mick explained to homeowners in attendance that when someone wants to place an item on the agenda, they need to contact the board (via the website, [www.bluehorizonsub.com](http://www.bluehorizonsub.com)) or the management company (Advantage Idaho, 323-1080, [cindy@advantage-idaho.com](mailto:cindy@advantage-idaho.com)) before the board meeting. This process also allows the management company to bring enough handouts for everyone.

**Financial Reports:** Reviewed and approved.

**Board Resignation/Removal:** Dustin Sackett previously stated to Mick Brunson that he was resigning from the board for personal reasons. Mick subsequently contacted Dustin Sackett three times requesting that Dustin provide his resignation to the board in writing. Dustin's wife promised to make sure messages regarding this matter would be given to Dustin. A motion was made to remove Dustin Sackett from the board and the motion was seconded and passed unanimously.

**Water Update:** Irrigation water is up and running for individual lots. The sprinkler system on the common areas is not yet working. [There was a problem with a valve.]

#### **Parks Update:**

Trashcans. Five trashcans [3 small and 2 large] have been installed in the parks. The landscape company will empty weekly.

Signs. Two signs with park rules were installed in the parks. One homeowner expressed his discontent with the original placement and another expressed dislike of the design. One sign has already been moved to a better location. Signs were located near the play equipment because traffic is highest in those areas. One homeowner expressed concern for the safety of children who run under the sign at Jacksnipe Park and may hit their heads on the sign. The sign will be moved by homeowners. No Parking signs by Jacksnipe Park were installed by ACHD. The no parking designation is enforced by the Meridian Police Department.

Dogs. Dogs have been seen in the park with a leash, but the leash is not being held. Police/Animal Control can enforce local law. [See Meridian City Code 6-2-7 Running at Large for local law.]

**Social Committee:** The community garage sale is scheduled for May 21, 2005. Balloons will be given to participating homes to attract traffic. Maps showing all participating homes will be available at each participating residence. People can have a yard sale on that day, even if they don't sign up with Katy to participate, but they won't be included on the map.

**Homeowner Emails:** None.

**Enforcement of the Covenants:** This issue will be tabled until the next board meeting.

**Open Forum:**

Paint scheme on home at 1202 Brook Trout is unacceptable because it doesn't "look like other houses" and doesn't "blend in." The board is aware of the complaints regarding the paint scheme on this house and will follow-up with the builder.

Copies of the CC&Rs are given to buyers by title companies at signings. [People can also call any title company and request a copy of any CC&Rs.]

If Design Review Requests comply with the covenants, they've been approved. The focus is on permanent or long-term improvements to properties. The Design Review Committee keeps the board informed on what is happening with projects in the subdivision and responds to questions from homeowners.

Is the role of board to be an advocate for owners in the subdivision or to dictate to people based on "a document created when this area was farmland?" The answer from Mick was that both roles apply. The board is an advocate for the people, but the board was also elected into their positions by the people to serve under the guidelines of the Covenants, Conditions and Restrictions (CC&Rs). The board ensures covenants are adhered to, while still representing the homeowners. Homeowner views are always welcome.

A derogatory comment about one political party was made and Mick explained that such comments would not be tolerated at meetings for the homeowners' association.

No one has approached to board and requested a review of the covenants. When someone goes against the covenants, for instance the paint scheme at 1202 Brook Trout, residents want the covenants to be enforced. To be fair, enforcement must be applied equally in all cases. A motion was made to have Sections 3.18 and 7.19 of the CC&Rs amended. The proper procedure for changing the CC&Rs was described. Changing the covenants requires an affirmative vote from 51% of all homeowners at an annual or special meeting. If someone wants to propose a specific change to the covenants, they should come up with proposed re-wording and request to be placed on the agenda of a board meeting for discussion. Homeowner input should be sought regarding any proposed wording.

Mr. Bell stated his case to replace his front and side lawns with rocks and cement. The board explained that it would reconsider his Design Review Request and supporting letter and send him its decision in writing.

Mr. Bell requested to be placed on the board and the Design Review Committee to replace Dustin Sackett. Mick advised Mr. Bell that the board will address the issue of replacing Dustin Sackett at a later date. For now, the Design Review Committee in place will continue to serve.

One homeowner reported seeing a woman in “dressy clothing with dangly earrings and kind of short hair” in a car at night, purportedly using binoculars to stare at a home. Some homeowners decided among themselves that this person was a representative of the management company. Unfortunately, the homeowner did not have a solid description of the car or the license plate number. Advantage Idaho employees do not use binoculars, do not look into people’s homes, and very, very rarely visit subdivisions after dark unless they are attending a board meeting at someone’s home. [The only exceptions would be to check yard lights required under some covenants to ensure they are operational, or to check some other issue that could only be checked at night.] Homeowners were advised to get the license numbers and descriptions of vehicles and/or people if they spot any suspicious activity in the area.

Communication is important. Board meetings are the fourth Thursday of each month at 6:30 at Round Table Pizza on Main Street in Meridian. This information is on the subdivision’s website ([www.bluehorizonsub.com](http://www.bluehorizonsub.com)). The board likes to use the website to avoid additional costs involved in mailings. Newsletters are sent out quarterly to all homeowners.

Reusable signs will be considered for announcements.

Can the subdivision have a community fireworks display for the Fourth of July? The Social Committee will consider this request and find out about permit requirements, etc. People may be asked to contribute towards this event, if it is determined to be feasible. [Possible liability/insurance issues regarding the association’s responsibilities must be considered.]

**Neighborhood Watch Program:** Melissa Delaney of the Meridian Police Department discussed the steps the subdivision still needs to take to put its Neighborhood Watch Program in place. Melissa also answered questions about the program for those interested in participating.

**Next Meeting:** 6:30 p.m., May 26, 2005, at Round Table Pizza (499 S Main Street) in Meridian.

The board meeting adjourned at 9:05 p.m.



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