

**BLUE HORIZON
ANNUAL OWNERS MEETING
Council Chambers, Meridian City Hall
August 12, 2004**

MINUTES

Introductions: Carla Everhart of Advantage Idaho introduced herself, Jonathan Seel of W.H. Moore, developer of the subdivision, and Cindy Schuppan, Advantage Idaho staff member.

Financials: Carla reviewed the financial reports.

Insurance: Carla explained the two types of insurance the association will need to obtain, liability insurance to protect the association and directors and officers insurance to protect the Board of Directors and management company.

Landscape: Jonathan Seel covered the following points:

- There are 151 houses in 2 phases in Blue Horizon subdivision and about 6 acres of common area.
- There are drainage issues in the parks, especially off Jacksnipe, and those problems are being addressed. Some solutions have already been tried but have not solved the problem so other solutions are still being pursued.
- Landscape bids should be considered seriously because you get what you pay for and the cheapest is not always the best way to go.

Homeowner Concerns: Homeowners in attendance expressed the following concerns.

- Drainage/grading. Several homeowners described being flooded whenever a neighbor waters his or her lawn because some lots were graded higher than others. They indicated that problems appear to be more common to a specific builder, Aspen Homes. Jonathan explained that drainage problems between homes are a builder-to-builder issue. The lots were relatively uniform when sold, but builders are not restricted from grading each lot differently.

Carla explained that according to attorneys consulted by Advantage Idaho, the association cannot deal with water issues between two private property owners. Homeowners are responsible for containing their own water on their property. The association will address any issues where common area watering affects another lot.

- Trashcans. One homeowner expressed a desire to have trashcans placed in the common areas. Jonathan said the homeowners association could purchase trashcans if it desires and contract with someone to empty those cans on a regular basis. Carla said that trashcans in other subdivisions have led to more problems because the cans get vandalized and/or turned over; however, that is a board decision.
- Sprinklers in Common Areas. Three homeowners described sprinklers from the common area hitting their houses at about 3 a.m. These homeowners provided their names and

addresses and Advantage Idaho will contact the landscaper and request that the sprinklers in these areas be adjusted.

- Mosquitoes. Mosquitoes are a problem due to standing water. Advantage Idaho will contact Meridian's Mosquito Abatement program and determine if the area can be sprayed for mosquitoes.
- Vandalism. Graffiti has been painted in parks and flowerpots broken on a park path. Homeowners were instructed to report vandalism to the Meridian Police Department.
- Traffic. Some people speed through the subdivision creating a safety hazard for children and others. Speed bumps and/or stop signs. Advantage Idaho will contact ACHD to express homeowner concerns and request a traffic study.

Jonathan explained that ACHD dictates streets and drainage, and only allowed for one entrance to the subdivision from Linder.

- Irrigation. On occasion homeowners have not had irrigation water. Jonathan suggested that if problems are experienced with the system homeowners should contact Nampa-Meridian Irrigation District that maintains the pump and main lines into the subdivision. Nampa-Meridian also switches the system to city water in the fall. Residents are responsible for their irrigation lines from the valve off the main line for their lot.
- Fences. A homeowner who has a vinyl common area fence behind their property expressed concern that the required wood fences for individual lots would look unattractive next to the vinyl fences. Jonathan said that the Board's Architectural Control Committee (ACC) could decide to do waivers for some people if that is what they and the Board decide to do.

Election of Directors: Candidates introduced themselves and ballots were distributed. A majority vote, audited by two homeowners, elected the following directors:

- Katy Bjorum
- Kevin McNeese
- Michelle Houde
- Dustin Sackett
- Mick Brunson

The homeowners meeting was adjourned.

The newly elected board members met briefly after the homeowners meeting was adjourned.

The board made the following assignments: Mick Brunson, President; Kevin McNeese, Vice-President; Michelle Houde, Treasurer; Dustin Sackett, ACC Committee Chair; and Katy Bjorum, Social Committee Chair.

Regular board meetings will be held every fourth Thursday of each month at 6:30 p.m. Michelle will be responsible for scheduling meeting space and will determine if meetings can be held at Peregrine Elementary.

The board meeting was adjourned.