

BLUE HORIZON Board Meeting

Home of Kevin McNeese
856 S Spoonbill Ave., Meridian
August 26, 2004

MINUTES

Attendees: Board members Mick Brunson, Kevin McNeese, Michelle Houde, Dustin Sackett, and Katy Bjorum, and homeowner Richard Scott Houde. Carla Everhart and Cindy Schuppan of Advantage Idaho were also present.

Minutes: The minutes from the annual homeowners meeting were reviewed and approved unanimously by the board.

Financials: Carla reviewed and explained the financial reports.

Collection Procedures: Carla described the process used by Advantage Idaho to collect association fees. The board requested that this information be included in the printed newsletter.

Insurance: The board approved a bid from State Farm for both liability and directors and officers insurance policies at \$1,439.00 per year. One broker, Christensen and Associates, could not supply a bid because none of the companies that agency works with offers liability insurance for associations responsible for common areas with playground equipment. The board would like this information in writing from the agency. State Farm will be asked if posting signs that the playground equipment and parks are for residents only will change the cost of the policy. Carla explained that she has someone check the nuts and bolts for playground equipment annually.

Website: Kevin gave the board a tour of the website he designed for the Blue Horizon Homeowners Association. The board thanked him for his efforts. The board unanimously approved reimbursing Kevin for the \$15.00 fee to register the domain name of the website (bluehorizonsub.com) and taking the site live on the Internet. Copies of the minutes and printed newsletters will be provided by Advantage Idaho to Kevin for inclusion on the website.

Landscape:

Park Drainage. Cindy discussed recent meetings with the developer and landscaper, and the developer's decision to consult with a civil engineer to find a solution to keep water from rain and irrigation draining properly in the park off Jacksnipe. An update on this issue will be provided at the next board meeting.

Mosquito Abatement. Cindy discussed current efforts being made by the city of Meridian to monitor and spray for mosquitoes in the subdivision.

Contract. The current landscape contract was reviewed and discussed. Advantage Idaho will have landscape bids for the board to consider at the next board meeting.

Between-Lot Drainage: While the board empathizes with homeowners experiencing drainage problems between lots, the board does not have the authority to deal with owner-to-owner and owner-to-builder issues. Homeowners will be advised to contact their builders, their landscapers, and their neighbors to work out these problems. Possible solutions provided by homeowners can be listed on the website with a disclaimer that the board does not vouch for any of the possible solutions.

Hole in Path: There is a hole in the common area path near 1415 Brown Trout, apparently dug by Sterling Landscape. Advantage Idaho will contact the landscaper and ask what this hole is for and when it will be fixed.

Compliance Issues:

Signs. Advantage Idaho will inform Nick Koontz that he can only keep the one larger sign in front of the subdivision for sales purposes. His other signs on the common area need to be removed. Owners of lots within the subdivision that have more than one sign on their property will receive infraction letters from Advantage Idaho requesting that they remove all but one sign.

Fences. Fence requirements were discussed. Advantage Idaho will obtain more information about what guidelines were being used by the developer and/or the lead real estate agent prior to the election of the homeowners board.

Trash cans. No infraction letters will be sent to homeowners who leave their trash cans in view. This issue may be readdressed at some point in the future.

Committees. Dustin will recruit volunteers for the Architectural Control Committee (ACC) and Katy will recruit volunteers for the Social Committee before the next meeting. A social event is desired soon, so plans may be made before the next board meeting. Katy will also obtain information about the Neighborhood Watch program offered by the police department.

Action Without Meeting: Carla explained that if the board needs to conduct business between meetings, it is possible to do so and send any decisions in writing to the management company to be maintained with the other files for the association.

Check Signer(s): Check signers for the association's account(s) will be discussed at the next board meeting.

Newsletter: A newsletter will be prepared and mailed to all Blue Horizon property owners by Advantage Idaho during the week of August 30 to September 3, 2004. An article about the clay-based soil and how much irrigation is needed will be included in the newsletter.

Meeting Place: A deposit check can be provided by the association to the Peregrine school in order to secure that location as a meeting place for the next board meeting. Michelle will contact the school and make arrangements.

Management Contract: The proposed contract with Advantage Idaho was discussed. The board unanimously approved the contract.

Position Modification: Michelle's position title will be changed from Treasurer to Secretary/Treasurer.

The board meeting was adjourned at 9:20 p.m.