

BLUE HORIZON HOMEOWNERS ASSOCIATION

Board Meeting

Round Table Pizza
499 S. Main St., Meridian
6:30 p.m., September 23, 2004

MINUTES

Attendees: Board members Mick Brunson, Kevin McNeese, Michelle Houde, Dustin Sackett, and Katy Bjorum, along with Cindy Schuppan of Advantage Idaho. Three homeowners were also present.

Minutes: The minutes were reviewed and approved.

Financial Reports: The balance sheet and expenses were reviewed. The board would like Advantage Idaho to provide information on opening a money market account for the association.

Architectural Control Committee (ACC): Dustin has written some general guidelines for ACC requests. He will provide copies to the board. Dustin also approved a request. Cindy discussed procedures and the need to have written records of all requests and all decisions. By having all property owners complete the ACC request form and processing them through Advantage Idaho, the necessary files can be maintained.

Some people in the subdivision may have received a preliminary, non-recorded copy of the covenants with some differences from the version that was recorded. Information about how to recognize a recorded version and how to obtain a copy will be provided in the next newsletter.

Communication:

Board Email. Michelle no longer has access to email, so she needs to be notified by phone regarding issues that arise. Otherwise, the email set up by Kevin is working well for everyone.

Association Requests. Kevin brought up the following issues expressed via the subdivision's website:

- Broken beer bottles in parks and installing trashcans. More information will be gathered on the cost of trashcans and alternatives and the issue will be placed on next month's agenda.
- The amount for the association dues and when they come due. This information will be placed on the website and included in the next newsletter.

People who send in questions and concerns via the website will be provided with available information. If their question or concern requires a board decision or more study, they will be informed that their issue will be placed on the next agenda for discussion.

Website requests, those items brought to the board via the website, will be a regular item on each board meeting's agenda.

Social Events: Katy presented the proposed event schedule for the association. Discussion was held regarding the upcoming Harvest Party/Chili Cook-off. The social committee will try to get prizes donated, but if that effort is not successful, they will purchase gift certificates (two at \$25 each) and small prizes for the children who participate in the costume contest to cost no more than \$25, for a total of \$75. Flyers announcing the event have been distributed. Katy and Michelle will purchase a sign and place it near the entrance to the subdivision. Another social committee meeting will be held on Wednesday, September 29, to discuss the party.

After the end of the year, the committee will evaluate the events that have been held and possibly adjust the schedule for 2005.

Landscape:

Park Drainage. Once the irrigation water is turned off for the year, he and two civil engineers will evaluate the situation and determine the best solution to the park drainage problem.

Playground Inspection. The board expressed concern over the \$110 invoice from Brad Wilson for inspecting the two playgrounds, feeling it was excessive. They want to be asked before any work is approved, and they would prefer to get bids on all projects.

Linder – Standing Water. The board is concerned about areas of standing water along Linder that school children have to avoid on their way to school. Advantage Idaho will write a letter to ACHD expressing the association's concern.

Compliance:

Process. Cindy described the process used to enforce the covenants, including inspections, letters, and fines, when allowed under the covenants. The board approved this process, with Dustin abstaining due to a conflict of interest. Information about the process will be included in the next newsletter.

Signs. The metal Holland Realty/Nick Koontz signs were removed by Cindy. Nick was informed by letter regarding where the signs are currently stored if/when he wants to retrieve them. The open house signs can be placed behind the subdivision's entrance sign when they are not in use. Other lots are allowed to have one "for sale" sign and that is now being enforced.

Empty/Under Construction Lots. Advantage Idaho will contact the owners of these lots and request that they bring them into compliance with the covenants.

Garbage Cans. The issue of whether or not garbage cans should be screened/stored out of view was discussed. The board decided to table the issue until the next meeting.

Other. Some board members expressed concern over the condition of the lawn at 1435 Jacksnipe. This home will be checked during the next inspection and the owner sent an infraction letter.

Newsletter: The next newsletter will be printed in December 2004.

Check Signers: The board requested that Mick, Kevin, and Michelle be authorized to sign checks, and that checks require two signatures, with one signature being that of an authorized member of the board and the other being that of Carla Everhart of Advantage Idaho.

Next Meeting: 6:30 p.m., October 28, 2004, at Round Table Pizza (499 S Main Street) in Meridian.

The board meeting adjourned at 9:47 p.m.