

BLUE HORIZON HOMEOWNERS ASSOCIATION

Board Meeting

Round Table Pizza
499 S. Main St., Meridian
6:30 p.m., December 2, 2004

MINUTES

Attendees: Board members Mick Brunson, Kevin McNeese, and Katy Bjorum, along with Cindy Schuppan of Advantage Idaho. Melissa Delaney, Crime Prevention Specialist with the Meridian Police Department was also present for the first part of the meeting.

Neighborhood Watch: Melissa described the Neighborhood Watch program, the benefits, and the steps that need to be taken to start a program in the subdivision. The information supplied by Melissa is summarized briefly below:

- The Neighborhood Watch program reduces criminal activity through a network of volunteers who report any suspicious activity.
- To start the subdivision would need to decide how best to divide up the area, possibly into 5 areas, and then recruit volunteer block captains for each area.
- The block captains could go door to door to encourage participation, but participation is seldom 100 percent.
- The Meridian Police Department has folders with information for block captains. There is also a questionnaire for participants that requests personal information to aid emergency and rescue personnel.
- Neighborhood Watch signs must be purchased and are available online at <http://www.nnwi.org/index.html>. Stickers are available from the Meridian Police Department.
- Neighborhoods participating in the program are asked to also participate in the National Night Out by holding an event the first Tuesday of each August. The police department offers gifts donated by local merchants for these events.
- Participants will receive a newsletter every other month starting in January 2005.

Melissa also told the board that free gunlocks are available to anyone from the Meridian Police Department.

Minutes: Approved.

Financial Reports: The balance sheet and expenses were reviewed. Money left in the account at the end of the year will be placed in reserve.

Check Signing: Mick and Kevin were told that the bank does not verify signatures on checks, so requiring two signatures may not provide greater protection. Cindy will get more information so the board can determine how to proceed.

Drainage: Cindy explained that Jonathan Seel of W.H. Moore, the developer of the subdivision, says that the engineers are busy but will review the drainage situation in the two parks in January. Previously Jonathan told Cindy that the engineers would determine a solution in October, then in November or December. Advantage Idaho will send a letter to Jonathan describing events up to this point and requesting that corrective action be taken.

Landscaping: Cindy discussed her survey of the trees on the common areas. The fabric strips that tied the young trees to stakes have never been loosened or replaced, and on over 12 have trees these ties have become too small and caused abnormal growth in the trunk. The two broken trees have trunks snapped at the points where these ties have grown "into" the trunks creating a weaker point. Advantage Idaho will write a letter to Sterling, the landscaper, and W.H. Moore, the developer, describing the condition of the trees and requesting that each tree be evaluated and replaced or repaired as necessary.

Cindy also discussed the portion of the vinyl fence at the entry that had plants growing through it. During her visit to the subdivision on Thursday, December 3, Cindy spoke to the homeowner and looked at the fence and it appears that the vinyl picket or rail may not have been cut to the right size to begin with. The plants may have simply taken advantage of a gap in the fence and grew in that direction. The plants were pulled out of the gap on December 2, 2004. Advantage Idaho will contact the company that installed the fence, and the developer, requesting corrective action.

Advantage Idaho will request bids to create a simple walking path in the common area that is currently dirt, weeds, and rubbish on the east side of the subdivision for future consideration by the board.

Social Committee: Katy is trying to line up local celebrities to judge the decorations for the Holiday Lighting Contest to be held this month. The board approved purchasing a \$50 gift card from Home Depot as the grand prize for the contest. Advantage Idaho will prepare a check to Home Depot for that amount and mail it to Katy. As it stands, board members can participate in the contest because the judges will be totally impartial.

The Harvest Party in October had to be cancelled due to rain.

One homeowner expressed concern about money from the dues being spent on social events. The board believes that community involvement adds to the value of properties in the neighborhood and, therefore, the small amount of money spent on social events is an investment.

Common Area Decorations: The bid from MainScape to decorate the entry to the subdivision was discussed. The cost is fairly high and time is short, so the subject will be discussed at a later date for holiday decorating in 2005. Mick will consult with someone who is an electrician regarding the cost of installing an outlet on the north side of the entry and the feasibility of installing another outlet on the south side. These outlets need to be lockable to prevent unauthorized use.

Fines: According to an attorney who reviewed the *Covenants, Conditions and Restrictions* (CC&Rs), the board can pass rules regarding fines for people who do not comply with the CC&Rs. However, he advises that the rules should go through the membership, rather than being determined solely by the board and enforced upon the members.

Advantage Idaho will draft a rule regarding the imposition of fines upon those properties that do not comply with the CC&Rs and have an attorney review that rule. Once the attorney feels that the rule is clear and in accordance with the CC&Rs, a special meeting will be arranged for the members of the association to consider and vote upon the rule.

Compliance Issues: There is a corner property that has dirt tire tracks across the sidewalk as if someone is parking in the un-landscaped backyard and driving across the sidewalk each day. The home on Jacksnipe with no landscaping in either the front or back yards possibly has noxious weeds that are encroaching upon other properties. Advantage Idaho will send letters to the owners of both homes. Advantage Idaho will also contact Meridian City Code Enforcement and also the Ada County noxious weed program.

Park Signs: Kevin presented a draft version for a "park rules" sign for the two parks. The board recommended that the park surrounded by Jacksnipe, Silver Salmon, and Spoonbill streets be named "Jacksnipe Park." Members of the association will be asked to vote on possible names for the other park. Kevin will look at the sign in the Mallard Landing park and also contact Bryant Ideas for prices and design ideas.

Park Trashcans: Advantage Idaho will obtain pricing information to buy trashcans for the two parks, have them installed, and have emptied regularly.

Next Meeting: 6:30 p.m., January 27, 2005, at Round Table Pizza (499 S Main Street) in Meridian.

The board meeting adjourned at 8:10 p.m.