

**BLUE HORIZON
HOMEOWNERS ASSOCIATION MEETING
MGM Offices
January 27, 2009**

MINUTES:

(Minutes taken by Sherie Moody-St.Clair)

Meeting was called to order at 6:12 pm.

Chelsey McGee and Debbie Tucker represented a majority of the Board in attendance and ran the meeting in the absence of the Board President, Mick Brunson. The Board indicated that Mick would be submitting a letter of resignation.

Opening remarks:

Mike from MGM updated the group in attendance and board members on the agenda.

Board appointments/activity:

Board member, Chelsey McGee (Robinson), nominated Matt Moody-St.Clair to the board. The nomination was voted on and passed unanimously.

The Board nominated Sherie Moody-St.Clair to the board. The nomination was voted on and passed unanimously.

Debbie Tucker rendered her letter of resignation. Tucker had recently moved out of the subdivision and wished to be replaced. Her resignation was accepted.

The Board nominated Marv Fulcher to the board. The nomination was voted on and passed unanimously.

MGM briefed the new members on the meeting agenda and structure.

Other news:

The Board acknowledged the agreement with Kevin McNeese to maintain the current subdivision website.

Grounds Management report:

Hasen from Orca was in attendance and pointed out the following areas of concern for the upcoming contract year (beginning February 1, 2009):

- There are approximately 8 dead trees on the property. These are mostly located in the parks, however, there is one on the freeway side

burm. It was recommended these be cut down and replaced if possible.

- Some 4-wheeler damage was recently noticed in the park area and in the front bed area. These vehicles are not allowed on the grass at any time and violators will be turned into the authorities. If anyone knows who has been riding the 4-wheeler please call and report it to MGM.
- Orca let us know that labor costs can be deferred if work is needed now, but the funds aren't available.
- Orca noted that this year there should not be as much issue with the sprinkler heads since they installed 3 more filters last year.
- Orca treated the grounds for bores last year and will report back to the group what chemicals were used.

Old business:

All items on the current months "to do list" had been addressed by MGM in accordance to the Board's instructions.

New business:

Board reviewed customer invoice summary with recommendation, individual collections status and violation report.

Board reviewed letters received:

- XXXX Jacksnipe's request for payment plan was approved.
- XXXX W. Verbena's request for payment plan was approved as long as okayed through attorney.
- XXXX W. Brown Trout's request for payment plan was approved.
- XXXX W. Verbena's request for payment plan was approved.
- XXXX Brown Trout's request for payment plan was approved.
- XXXX Spoonbill bankruptcy noticed was accepted.
- XXXX Sockeye Way's request for payment plan was approved with restrictions.

Board reviewed letters sent and recommended further actions.

Board reviewed reports including: budget vs. actual, balance sheet, bank statements, check detail (two months), deposit detail (two months), expenses by vendor summary (entire year) and customer balance summary.

Chelsey McGee submitted a letter of resignation. The letter of resignation was accepted by the Board.

Meeting adjourned at 7:30 pm.