

# **Blue Horizon Homeowners Association**

Roundtable Pizza –Meridian, ID

July 31, 2006 ~ 6:30 pm

## **BOARD MEETING MINUTES**

### Attendees:

Board Members: Kevin McNeese, Mick Brunson, Michelle Houde, Sandy Curtis, Katy Bjorum  
Homeowners: Debbie Tucker, Sara Robinson

### Review of Board Packet; (by Kevin – President)

- Answers from MGM on Questions we had last month:
  - The \$48 to Burt Palmer, was process server fee for Bonney Case
  - Astro is the chemicals Mainscape uses on the trees.
- Minutes from June meeting approved.
- Financial Summary:
  - Budgeted Income is \$32,920 for year, Actual Income so far is \$31,159.90 current expenses are \$23,761.60 year-to-date, for a current net income of \$7,398.30 year-to-date. But we still have some big expenses coming this year on budgeted Management Fees and maintenance contract.
  - Questions on Financials:
    - Check Detail - #2330-5.002 on 7/6 “cost of collections” is missing a home address under name column.
    - April’s minutes show we approved the extra \$550.51 to be moved to park improvements, so park improvements’ budgeted total should be \$1050.51, MGM can you fix that please.
    - We are estimating that at year-end we should be about \$4,000 over budget on expenses, which is approximately what our legal fees total is.
  - Approved Financials pending the above changes.
- Review of 2 small claims cases Kevin & Michelle attended. The Association won and they now have 6 month to pay their total bill.
- For future reference, if we request a 15-day demand letter from MGM to home owner then that is requesting a certified letter and \$15 fee (normally done after 3<sup>rd</sup> request). So do not request a 15-day demand unless its 3<sup>rd</sup> offense.
- Bell Case Update – as of 7/19 there is a protective order so that they cannot contact the board members directly, point of contact is through lawyers. The Judge ordered mandatory mediation requiring the board (Kevin & Mick) to sit w/ Bells, the lawyers and mediators and try to come up with a compromise or solution. Mike @ MGM wants to meet with us to review prior to mediation.

Homeowner Issue brought before the board by Sara Robinson of 1372 Jacksnipe :

1402 Jacksnipe's yard is not in compliance. Their grass is dead, tree is almost dead, weeds overtaking neighbors' yards, is bringing down the property values of those homes around it and they are concerned it will affect the sale/selling price of the neighbors homes should they want to sell. The Board reviewed all the previous actions that had been taken on this property. Board Member Mick Brunson asked her how she would like the Board to respond and react and move forward with this. She suggested a small group of board members go talk with the homeowner personally and tell him each issue he's not in compliant on, and what the next steps will be if he does not get compliant. Then if he does not fix the situation by deadline, she would like to see the Association take it on legally. Here is the list of complaints:

1. Porch Unfinished
2. No blinds or window coverings
3. No shrubs
4. Grass dead in front and back yards
5. Excessive weeds in yard
6. Trailer in driveway

The Board decided to take Sara's recommendation and formed a small subcommittee (Mick, Michelle & Sandy) who will contact the said homeowner (if they can catch him at home). Will follow-up in August's meeting on how it went.

Mick (Vice President) – Neighborhood Watch Program Update:

- Mick has the signs on posts but just needs to call the Dig-line to mark telephone & power lines before he digs holes to install. He will then anchor. Thank you Mick for saving us money by installing yourself.

Michelle – Social Events Committee:

- They have some great prizes donated for tomorrow's National Night Out Block Party including bike helmets, gunlocks, toys, and gift certificates for Applebee's and Donuts.

Sandy – Parks Committee: - nothing

Katy – Secretary / Newsletter – took minutes

- \* Next Meeting our Annual Meeting Wed, 8/23 at 7pm at City Hall, Board be there at 6:30.
- \* Board Members' Assignment – bring a quick blerb on what each of us did this year.
- \* Meeting adjourned 8:45 pm.