

BLUE HORIZON HOMEOWNERS ASSOCIATION

Board Meeting

MGM Management
PO BOX 1246, Meridian, ID 83680
2:30PM, September 22, 2005

MINUTES

Attendees: Board members Mick Brunson, Michelle Houde and Kevin McNeese.

Board Of Directors – Officer Voting: The Board approved a change of officers: Mick and Kevin switching, Katy and Michelle switching.

Review MGM Management Procedures: MGM Management reviewed new procedures for approving letters from the month, ACC Design Review Requests, etc.

Financials: Board approved as is.

Insurance: Expiration Oct. 7. Board voted to renew insurance to cover Association for common area accidents and Board members.

Landscaping Update: Verbena Park has seen major improvements due to irrigation scheduling. 30 sprinkler heads have been replaced at a cost of \$600.

The Board reviewed Park Improvements. Park Benches, sheltered areas, bike racks and grills were identified as key improvements for 2006. Concern was noted about park improvement use. The Park Improvement Committee will look at involving more input from neighbors and prioritize improvements with a final proposal plan for 2006 due by November 28.

Kevin will check with Mainscape about Fall Sprinkler blowout discount for the Association. \$20/under is what we would like.

Kevin will follow-up with dead tree in front entrance.

Neighborhood Watch Update: The Association will pay registration fees for Block Captains to attend the upcoming Neighborhood Watch Summit on October 15. Mick will communicate with Block Captains. Deadline for registration is Oct. 5.

Mick will look into ordering two signs and posts and talk to Melissa at Meridian Police about window stickers for the block captains.

Kevin will post information on the website about the conference and sign updates.

Community Events Update: Michelle is planning a 2005 Halloween Phantom event. Michelle will also start planning the 2005 Christmas light contest and will work on gathering prizes and getting local DJs to come and vote for contest. (Shoot for 19-21 to vote at 7pm). Plans will need to be set in time for our next Newsletter in November.

Newsletter Discussion: Next newsletter is due November 21. Information to be included in this edition:

- Christmas Light contest information
- Neighborhood Watch Update
- Landscape update with possible 2006 plans
- Blow out sprinklers if you have not done it yet
- February Homeowner dues reminder
- Board meetings changes to 3rd Monday of the month, Association is welcome.
- Parking around Jacksnipe park reminder – No Parking! (signs in place)
- To see what Association is doing, please refer to our minutes.

2006 Budget: Table until November 2005.

Infraction Reports: Kevin will review all infractions from MGM Management and, as part of the ACC Committee, will approve or disapprove any infraction letters that are sent. Currently, neighborhood drive-bys are done bi-weekly.

There are a number of homes that owe \$300 or more in dues. The Board agreed to send certified mail to remind funds are due in 15 days. Collection process begins in small claims court if the account is not paid in full.

April 1, 2006 is the deadline for ALL landscaping and fence projects to be completed.

Lawsuit: Further discussion took place on our current lawsuit against [redacted]. The Board has been attempting to work with the [redacted] since February of 2005 to come up with a good compromise for their landscaping. The ACC Committee denied the [redacted] landscaping plans, which called to remove all grass from the front yard and replace with rock.

The [redacted] made the choice to move forward with making unapproved improvements to their lot that including removing all grass, installing a large concrete patio around the house, laying rock, etc.

This forced the board to pursue legal action against the [redacted] after multiple compromises were turned away by the [redacted] at an estimated cost of over \$3,000 to the Association, which will be recouped when the lawsuit is won.

The [redacted] are now threatening to sue the Association by filing a Federal Civil Lawsuit, which, as advised by our attorney, has absolutely no merit.

The Board will stay on track with the lawsuit which the [redacted] now have 10 days left to respond to and will take immediate action in court when the time comes due.

A timeline has been recorded from the beginning and the Board will be more than happy to answer any questions from the Association about this case.

Next Meeting: Monday, October 24, 2005, MGM Management, 6:30PM.

The board meeting adjourned at 4:35PM.