

Blue Horizon Homeowners Association

Board Meeting
Roundtable Pizza –Meridian, ID
October 24, 2005, 6:30 pm

MEETING MINUTES

Attendees:

Board Members: Kevin McNeese, Michelle Houde, Katy Bjorum, Mick Brunson. MGM Management Rep: Mike Madson. Homeowners: Brenda Quick (1/2), Scott Houde (1/2)

Review of Officer Positions & Responsibilities (Mike) – The board’s responsibility is to make sure the Association functions properly according to CC&R’s and to make sure there is enough money to cover next year’s budget.

- The President runs the meetings; calls for votes, and can bind the Association to contracts by signing.
- Vice President fills in for President.
- Secretary takes minutes.
- Treasurer reviews financial reports.

Board Meetings (Mike) Follow the board packet cover sheet to keep meetings on track. If someone brings something up, put it under #6 “Old Business” or #7 “New Business” and go back to it at that time.

2006 Budget – gave Kevin a copy of current budget to work from.

- We are now done with setup fees so we’ll have that \$8,000 to work with.
- Transfer fees expense goes away because it is included in their contract - \$4300 to work with.
- Add 10% to contracts for miscellaneous.
- Add categories for “Park Improvements”, “Social Events”, “Neighborhood Watch Program”
- Our yearly dues should be our expenses divided by 151 homes.

Money Market/Savings (Mike) – We need to open a separate checking or savings account for that money. Advantage Idaho sent them a check for it so they could move it to US Bank. Katy thought it was around \$30,000 but Mike thought it was more like \$21,000 so we need to double check the amount. Then Kevin & Katy will need to sign to start. Kevin & Mick thought they had decided to keep the account at Farmers & Merchants (may have been a misunderstanding with AI). Mick would like to see the Money Market statements from the last 3 months to check on the balance and see if there were fees for withdrawal.

Homeowner Concerns (Brenda Quick) –

1. Water in backyards of homes on Verbena/Jacksnipe. There are 6-8 effected that think the association should pay for or help pay for the cost of French drains. They have contacted the developer and builder and neither will take responsibility. Engineer’s estimate of \$1,000 to put in drain. Board will look into it.
2. She is requesting a variance on the required tree in her front yard. She has had 4 trees there all die.

Financials (Kevin)–

- MGM requested authorization to go to small claims on the 7 accounts with past due balances over \$100. Mick made motion to approve. Michelle seconded motion. Motion to authorize MGM to proceed on those accounts was passed.

- Mick made motion to accept financials as is with the request for more information on money market account balance as numerous questions have come up. Katy seconded motion, motion passed.

Events Update (Michelle) –

- She has started the Halloween phantom game but not seen participation from others yet.
- Discussed Holiday light contest. Options of Radio DJ judge or homeowner voting on winners. Katy will get her the ideas from last year's committee. Michelle will work on prizes and get the information to Katy for newsletter before Nov 20. Mick made motion to allow social committee to purchase \$50 gift certificate for grand prize. Katy seconded. Motion passed.

Newsletter Update (Katy) – presented rough draft. Is due to MGM by Nov 24th to mail on Nov 28th. Waiting for events info, have room to add a couple more things if needed. Will email to everyone for approval before sending to MGM.

Mainscape's 2006 Landscape Proposal (Kevin) – increased \$1660 (12%) due to rising labor & fuel costs. Also need to make sure the contract includes trash pickup. Mike, look into why increase is so high. Mick would like to see bids from other companies to see if the increase is comparable across the board. Katy will get list of companies we have previous bids from. Table Mainscape approval to next meeting. Homeowner Scott Houde suggested letting the landscaper know our expectations for next year.

Kevin suggests we have a chairperson oversee the landscaping contract / be head of parks committee. He will ask Dave & Sandy if they are interested.

Meeting adjourned 8:45pm