Blue Horizon Homeowners Association

Roundtable Pizza –Meridian, ID
November 28, 2005 - 6:30 pm

BOARD MEETING MINUTES

Attendees:
Board Members: Kevin McNeese, Mick Brunson, Katy Bjorum,
Homeowners: Dave & Sandy Curtis

Approved 10/24/05 meeting minutes.

Kevin – review of MGM's Board Packet

- MGM suggests moving annual meeting, February & March are popular months. Board discussed and decided to leave as is.
- Answer to Mick's questions on Landscape increases – they don't break down gas costs. We reviewed the other bids and decided to stay with Mainscape and sign 3-year contract to lock in prices but Kevin & Mick will meet with them to discuss concerns and expectations.
- Update on lawsuit situation – trial date set for Oct 17-18, 2006. Was suggested that we go through mediation with a landscape architect.

New Board Member - Voted to appoint Sandy Curtis into open 5th seat on Board of Directors and to be Parks Committee Chairperson. Unanimous vote passed. Welcome Sandy!

'06 Budget – Account Balance is $20,044. Went over budget last year (legal fees & landscaping repairs). This year we need to allot more for legal fees and sprinkler repairs. Add line item for Park Improvements. Discussed whether to increase delinquent fees to $1500 or keep at $500. The following changes were made: (1) Take $50 from Neighborhood Watch Program (2) Take $100 from Social Events, (3) Increase Legal Fees by $1500 to $1900, (4) Correct the $17,000 Landscaping to $15,000, (5) add $1500 to Sprinkler parts & repairs to equal $2350. After discussing budget park improvements might have to wait another year.

Dues - Discussed options of increasing dues and by how much to cover increase in costs so we don't have to spend all our savings, which we need incase of emergency repairs. Mick made motion to increase Annual Association Dues by 5% ($10 per home) for 2006 effective Jan 1, 2006 to cover the increase in budget for legal expenses. Sandy seconded motion. Individual votes, unanimously passed. (Michelle Absent with excuse). Have MGM send out letter of explanation of increase indicating lawsuit with invoice before Christmas so people can plan.

Katy – Newsletter – Kevin provided editing changes and update fee.

Mick – Neighborhood Watch Program – met with Bruce Froman (block 1) and has possible contact for block 2 he'll contact next week. Still need captain for block 5. He's also going to keep info on hand for when block captains are out of town. He's going to try to get the signs donated.

Take December off – next meeting is January 23. Meeting adjourned 8:43pm.