

**Bellevue Acres Homeowners Association
Board Meeting Minutes
January 8, 2019**

Attendance

Board members in attendance were Janet Hinchcliffe, Mark Albers, BobbieSue Howell, and Gary Konwinski. Mike Howell was also present. Meeting was held at the Hinchcliffe residence.

Call to Order and Meeting Agenda

Janet called the meeting to order at 7:10 pm. A meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the November 13, 2018 Board meeting were reviewed and approved as written. Tim will have Calvin Sawkins post them on the HOA website.
- **Financials:** BobbieSue presented the January 2019 Treasurer's report. Cash balance as of December 31st was \$16,831.39. Motion made, seconded, and approved to accept the Treasurer's report. For next month, Board will discuss a 2019 operating budget, along with raising dues to build up the operating fund.
- **Trash/Recycling Service:** Alpine Waste & Recycling and First ECH Waste are merging. Our service agreement with Alpine is good through 12/31/2018. They locked their annual escalation rate in at no greater than 6%.
- **Guidelines, Rules, and Regulations:** BobbieSue is still incorporating Scott Szymanski's comments into a questionnaire. She will have it ready for next month's meeting for Board review, then finalize it and distribute it to the HOA membership for voting. It will accompany the 2019 billing statement.
- **Committee Report - Rock of Southwest Church Variation Request:** No report.
- **Directory Update:** Need to forward remaining homeowner information to Michelle Winn for her to finish the directory update. Desire to add names of renters in Matuszewska's home. Should include them in community emails and invites.

New Business and Updates

- **ACC Applications and Issues.** Gary K. reported that many properties are not being kept up, four of which that he forwarded photos to Board members. He will

prepare courtesy notification letters to the four and email them to Board members for review/comment/approval.

- **Alkire Developments and Noise Update from C-470:** Gary updated the Board on developments along Alkire, including the Senior living center, hotels, and additional warehouses. He also discussed a drainage problem near Waterstone Church on Alkire. He is prompting JeffCo to finish the vertical road alignment north of Yank and Arlington to eliminate bumps and ponding. No news on the C-470 noise survey, although Gary is tracking it.
- **Short-Term Roll-Off Rental for HOA:** Board discussed possibly renting a roll-off for 3 days to allow homeowners to purge yard waste and trash. No decision was reached.

Meeting Adjourned at 8:13 pm

Respectfully submitted,

Mark Albers/Tim Shangraw