

Bellevue Acres Homeowners Association Board Meeting Minutes January 9, 2018

Attendance

Board members in attendance were Eldon Sullivan, Roger Wertz, Tim Shangraw, BobbieSue Howell, and Mark Albers. Mike Howell was also present. Meeting was at the Shangraw residence in place of the Mayer residence because Jo Mayer was conflicted with a personal emergency.

Call to Order and Meeting Agenda

Roger called the meeting to order at 7:15 pm. A copy of the meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the October 10 and November 14, 2017 Board Meetings were reviewed and approved as written. Tim will have Calvin post them on the web site.
- **Financials:** Account balance as of today is \$15,534.10. Motion made, seconded, and approved to accept Treasurer's report. BobbieSue will develop a budget for 2018 along with a proposed dues schedule that includes trash/recycling service. She will then email it to Board members for their review and comment/approval. Upon receipt of approval, she will prepare draft dues notices. Roger will update the transmittal letter and email it to Board members for review and comment/approval. Plan is to issue dues notices to HOA members by the end of February.
- **HOA Insurance Policy:** Tim will review insurance policy coverage and report back to the Board next month.
- **P.O. Box:** BobbieSue reported that a Post Office box at the Morrison Post Office will cost \$80/year. Motion made, seconded, and approved to move forward with purchasing the PO Box and list it on the HOA web site. BobbieSue will purchase it and email the address to Board members. Tim will have Calvin post it on the web site.

New Business and Updates

- **Bylaws Update:** Under Article VII (Amendments) of our Bylaws, amendments to the Bylaws may be proposed by the Board of Directors, subject to ratification and approval of the members of the Association at any regular or Special Meeting of members. Consistent the intent of the HOA membership at our 2017 Annual Meeting, and in keeping with Article II (Purpose and Objectives) of the Bylaws, the Board proposed that Article II be modified as follows:

Purpose and Objectives

2.3 A third objective of the Association is to collectively bargain for trash and recycling service for the benefit of all Association members.

Motion made, seconded, and unanimously approved to accept the proposed language as Amendment #3 to our Bylaws, subject to ratification and approval by the HOA membership at our next annual meeting.

- **GRR Update:** Tim proposed updates to our Guidelines, Rules, and Regulations (GRRs) to incorporate an addition to Paragraph I.B (Required Information: A Site Plan) that requires a birds eye image of the property, to include adjacent neighboring properties, be included in ACC Project Applications. For construction of a detached structure or home addition/ expansion, the Site Plan application must also include documentation that contiguous neighbors have been offered opportunity to comment on the Plan, and that their comments are documented on the Project Application. The intent of the language was ratified by the HOA membership at 2017 Annual Meeting. A motion was made, seconded, and unanimously approved to accept the new language.

In addition, Mark requested language be added to Paragraph H of our GRRs to clarify the definition of “Back of Home” for placement of temporary buildings or detached structures, consistent with Amendment 1 of our Covenants and Restrictions. He will prepare draft language for review and approval by Board members at our next meeting.

- **JeffCo Road Easements:** Matt, with JeffCo Roads and Bridges walked the neighborhood with Eldon and Mark to inspect private property landscaping that encroaches into the County’s road easement. Matt indicated the County’s easement is eight feet from the edge of asphalt, but they would allow six feet in certain cases. The intent of the easement is to allow for road shoulder protection and parking. Nothing goes into the County Easement but mail boxes, or erosion protection where the shoulder slopes steeply into a drainage ditch. In a number of cases, private landscaping extends to the edge of asphalt and effectively precludes shoulder access and parking. He indicated these cases need to be corrected. It was agreed that the HOA will notify its membership of the County’s policy for easement protection. The intent of the notification is to allow homeowners an opportunity to correct a violation by themselves. Otherwise, the County will correct a violation if it feels corrective action is needed, and charge the homeowner. A general notification of the County’s policy will be included in our upcoming dues cover letter to HOA members.
- **2018 Christmas Party:** Eldon reserved December 13th at the Waterstone Church.

- **ACC Issues:** None at this time.

Meeting Adjourned at 9:10 pm

Respectfully submitted,

Tim Shangraw