

**Belleview Acres Homeowners Association
Board Meeting Minutes
January 15, 2015**

Attendance

Nadine Dame, Della Chonka, Eldon Sullivan, Diane Kristie, Bert Milano, and Tim Shangraw. Meeting was at the Sullivan residence.

Call to Order

Nadine Dame called the meeting to order at 7:10 pm.

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the November 11, 2014 Board meeting were approved as written.
- **Treasurer's Report:** The checking account balance at the end of 2014 was \$17,724. This includes payment of all 2014 invoices. Diane K. is now authorized with 1st Bank to sign checks for the HOA. Treasurer's report was approved.

A draft 2015 budget was presented by Nadine and discussed among the Board. In summary, a spending budget of \$13,575 against revenue of \$11,780, which results in a net operating loss of \$1,795, was agreed to. This assumes annual dues will remain at \$80/yr and trash service will remain \$125/yr. The net loss is acceptable because the current HOA balance of \$17,724 is \$7,724 higher than our target balance of \$10,000. Even with the \$1,795 loss, the HOA will be able to contribute \$5,000 to \$6,000 to repair/rebuild the HOA fencing along Alkire this year without a dues increase or special assessment. The proposed budget was approved unanimously.

Reports and Updates

- **Christmas Party Debrief:** Attendance at the Christmas party held at Waterstone Community Church on December 4th was down from last year. There was also difficulty with the church's coordination among other events occurring that night, resulting in people walking through our party. We were also informed that alcoholic beverages are no longer allowed by the church. Because of all of these factors, the Board decided to find a different venue for next year's party. All agreed that some sort of local neighborhood event such as a hayride through the neighborhood, a progressive dinner through the neighborhood, a social gathering with food at someone's home, or some combination of these would be preferred. The action item was to start thinking of ideas for next year's party.

- **ACC Update:** The only remaining issue is cleanliness of back yards that are visible to adjoining neighbors. In cases where one homeowner views his neighbor's yard as unkempt, or in violation of a covenant or ACC guideline, the Board encouraged the homeowner to first communicate with the offending neighbor and try to resolve the problem. If that does not work, the majority of Board members agreed that a written complaint to the Board would then be necessary for the Board or ACC to intervene.
- **Belle Vista Apartment Complex.** The next public hearing is scheduled for January 28th at Jefferson County building. It is a hearing in front of the Planning Commission where they will hear arguments for and against the proposed development. The Planning Commission will then decide whether to recommend or deny approval to the County Commissioners during a second public meeting in February. All agreed to research the proposal, contact other HOAs in the area, and convene a study group to develop a coordinated presentation to the County Commissioners.

Meeting Adjourned at 9:00 pm

Respectfully submitted,

Tim Shangraw, Secretary