

**Belleview Acres Homeowners Association
Board Meeting Minutes
January 9, 2017**

Attendance

Board members in attendance were Michelle Win, Eldon Sullivan, Jo Mayers, Bert Milano, Scott Szymanski, Roger Wertz, and Tim Shangraw. Meeting was at the Shangraw residence.

Call to Order

Roger called the meeting to order at 7:10 pm.

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the November 10, 2016 Board Meeting were reviewed and approved with minor edits. Tim will have Calvin post them on the HOA website.
- **Financials:** Account balance at the end of 2016 was \$19,209. This reflects a \$1,000 positive counting error over the past two years. Motion made, seconded, and approved to accept Treasurer's report.

Michelle then presented a revenue/expense summary for 2016. Board reviewed it and applied the line items with updated costs to a 2017 budget. Michelle will finalize the numbers and email an updated 2017 budget to Board members for review and approval.

New Business and Updates

- **ACC Issues:** Neighborhood walk occurred on Oct 16th. Twelve homes received notification letters. Eleven have been resolved. The one not responding has construction debris in view from the street and they have made no effort to remove it. Board agreed to initiate the formal notification/fining procedure under Article III.B of our Guidelines, Rules and Regulations with a formal letter. Bert will send a draft letter to everyone for review.

Other items noted since the October 16th walk-through consist of trash cans visible from the street, a broken split-rail fence, ladders on the side of the house, and a boat visible from behind a fence. ACC members will reach out to these homeowners informally to correct these issues.

Howell Shed: A complaint letter was delivered to Roger stating the shed is an "eyesore and should be moved to a less conspicuous location on the property".

Much discussion ensued about ACC approval of the shed and its location, as well as options to move it, and who should pay for it. Jo and Tim agreed to reach out to the Howells to discuss their willingness to move it.

ACC Application form: All agreed that the ACC application form should be updated to request more information about proposed external improvements. Such additional information might include, but is not limited to, aerial views (ex., Google Earth) of the property in question plus contiguous neighbors, street views, building profiles, setback distances, and the like. Tim will email the current form to Board members for comment. Intent is to collectively review and discuss changes at the next meeting.

- **HOA Insurance Policy.** Roger will review the limits of coverage under our current liability policy and report back to the Board.
- **Trees to be planted on Common Property:** On hold pending updates on widening Alkire from JeffCo Roads and Bridges.

Meeting Adjourned at 9:00 pm

Respectfully submitted,

Tim Shangraw