

**Bellevue Acres Homeowners Association
Board Meeting Minutes
February 20, 2018**

Attendance

Board members in attendance were Bert Milano, Roger Wertz, Tim Shangraw, Bobbie Sue Howell, Mark Albers, Jo Mayers, and Eldon Sullivan (by phone). Mike Howell was also present. Meeting was at the Shangraw residence in place of the Sullivan residence because Eldon was conflicted with a personal emergency.

Call to Order and Meeting Agenda

Roger called the meeting to order at 7:05 pm. A copy of the meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the January 9, 2018 Board Meeting were reviewed and approved with minor edits. Tim will address the edits and forward to Calvin for posting on the web site.
- **Financials:** Account balance as of today is \$15,452.57. Motion made, seconded, and approved to accept Treasurer's report.

Board agreed to a 2018 budget with a slight negative operating balance of \$350 because the negative balance can be readily managed to the point where it will likely be a zero balance, our reserve balance will remain above \$10k, and we won't to raise dues.

For the annual dues statement, Bobbie Sue will prepare the financial statement and invoice. Roger will prepare the cover letter. Eldon will get a write-up from Matt and JeffCo that describes the street ROW issue and work with Tim to include it in the cover letter. Roger will send a draft cover letter to the Board for review and approval next week. All agreed to submit the dues invoices with cover letter to HOA members by the end of the month (next week).

- **HOA Insurance Policy:** Tim described the policy coverage to Board members. All agreed to renew the policy.
- **Guidelines, Rules, and Regulations:** Mark will add language to paragraph H to clarify outbuilding language and forward to Tim. Tim will incorporate language, finalize the GRRs, and send an MS Word file to Jo. He will also convert the Word file to a .pdf file and forward to Calvin to post on the web site. File will include an updated ACC Application form.

New Business and Updates

- **Trees Along Arlington and Alkire:** Bert recommended that trees on our comment property along West Arlington and South Alkire be properly trimmed by a professional. In addition, should we decide to plant trees along South Alkire, Bert recommended they be evergreens. All agreed, pending availability of funds.
- **Rock Church Variation Request:** The Rock Church has requested a variance that would negate the need for screening HVAC equipment exterior to the building. All agreed that the HOA should object to the request. Jo will call JeffCo tomorrow stating our objections, then prepare a letter on behalf of the HOA objecting to the variance and submit it to JeffCo.
- **March 13th Meeting at Mayers:** Our next meeting will be at the Mayers residence instead of the Shangraw residence. Tim will have Calvin post the venue change on the HOA web site.
- **Notify JeffCo of our address change:** Tim will notify JeffCo of our change in points of contact, and mailing address.

Meeting Adjourned at 8:45 pm

Respectfully submitted,

Tim Shangraw