

**Belleview Acres Homeowners Association  
Board Meeting Minutes  
February 10, 2015**

**Attendance**

Nadine Dame, Della Chonka, Scott Szymanski, Diane Kristie, and Bert Milano attended. Meeting was at the Kristie residence.

**Call to Order**

Nadine Dame called the meeting to order at 7:15 pm.

**Meeting Agenda (attached)**

**General Business**

- **Meeting Minutes:** Minutes from the January 15, 2015 Board meeting were approved as written.
- **Treasurer's Report:** The checking account balance on February 5<sup>th</sup> was 14,452.07. In addition, the water bill from 2014 was \$562.92. Diane will pay this later this month. Treasurer's report was approved.

A revised 2015 budget was presented by Nadine and discussed among the Board. The revisions addressed a response to House Bill 13-1277, which precludes HOA volunteers from being remunerated in any form, including waiving of HOA dues for participating on the Board, unless the Board members receive formal training and certification as "registered managers" by the State. Accordingly, the revised budget now includes dues from Board members that were previously waived. In summary, the revised budget contains a spending budget of \$13,800 and revenue of \$12,340, resulting in a net loss of \$1,460. This assumes annual dues remain at \$80/yr and trash service remains at \$125/yr. The net loss is acceptable because the 2014 checking balance of \$17,724 is \$7,724 higher than our target balance of \$10,000. Even with the \$1,460 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 revised budget was approved unanimously.

In addition, a motion was made to preclude future Board members from waiving dues for participation on the Board. Motion passed unanimously.

**Reports and Updates**

- **Annual Billing Statement and Cover Letter:** A draft cover letter and billing statement was reviewed by Board members. All approved the letter and statement. Diane will distribute to homeowners this month.
- **ACC Update:** Albers' roofing application was reviewed and approved.

- **Belle Vista Apartment Complex.** The January 28<sup>th</sup> public hearing in front of the Planning Commission resulted in the Planning Commission voting in favor of the proposed rezoning to allow for development of the apartment complex. The next public meeting is scheduled for February 17<sup>th</sup> in front of the County Commissioners. All agreed to research potential impacts to our community from the development and report back to Nadine.

**Meeting Adjourned** at 8:15 pm

Respectfully submitted,

Diane Kristie, acting Secretary