

**Bellevue Acres Homeowners Association
Board Meeting Minutes
March 12, 2019**

Attendance

Board members in attendance were Janet Hinchcliffe, BobbieSue Howell, Bert Milano, and Gary Konwinski. Mike Howell was also present. Meeting was held at the Howell residence.

Call to Order and Meeting Agenda

Janet called the meeting to order at 7:07 pm. A meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the February 12, 2019 Board meeting were reviewed and approved as written. Tim will have Calvin Sawkins post them on the HOA website.
- **Financials:** BobbieSue presented the March 2019 Treasurer's report. Cash balance on March 12th was \$16,059.93. Motion made, seconded, and approved to accept the Treasurer's report. As of the meeting date 12 homeowners have paid the dues. No one, to date, has made any comment about the increase in dues. Dues are required to be paid on or before April 1, 2019.
- **Guidelines, Rules, and Regulations:** Janet discussed the updated Regs. All present were in agreement that the regulations should be presented to the members for review/vote. Janet will attach the document to an e-mail and send it to the membership, for a "vote". The e-mail will document if it was received. Janet will compile the results and present them to the Board. The questionnaire will be e-mailed on or before March 17, 2019.
- **Directory Update:** Janet and Michelle formatted the updated and revised directory. The Board voted to remove the children's names from the directory. The directory will also be e-mailed on or before March 17, 2019. The directory e-mail will also ask the homeowners if they want an "emergency contact listed".
- **ACC Member Job Descriptions:** BobbieSue suggested that a committee be organized to evaluate and recommend job descriptions for the members of the ACC. Make Albers was recommended to be the ACC member on the committee, to be assembled.

New Business and Updates

- **ACC Applications and Issues.** One application, for a garage door replacement, was reviewed and approved. Additionally, the pending fencing application was

discussed. Gary contacted the neighbors that had not responded to the proposal to determine if there were any comment/concerns. There were none. Gary also contacted Foothills to determine if there were any setback/survey requirements for fencing on the park boundary. There are no requirements per say; however, if “there is encroachment on park property the homeowner may be required to remove/relocate the fence. The Board voted to put a clause on the ACC form that the ACC bears no responsibility for the southern placement of the fence. Gary will write the final response to the proposed fencing project and Bert will e-mail/deliver the paperwork.

There were two additional open actions concerning building materials and clutter/trash on homeowners lots. These two letters will be further discussed and appropriate action will be taken after the rules/regulations questionnaire responses are compiled and reviewed by the Board.

- **Community Update:** Alkire road construction is scheduled to be completed by the end of March, weather permitting. The project is now 5 months behind schedule. Construction on the retirement community is scheduled to begin “after the road construction is completed”. Jefferson County confirmed that one of the two proposed hotels has the building permit approved. The other hotel building permit is under review and nearing completion. Gary asked Jefferson County to put the northern portion of Alkire on the capital improvement list.

New/Other Business

- **C-470 Noise Abatement:** The noise abatement study is ongoing. The CDOT reviewer has been very responsive. The preliminary findings are that some form of noise control/abatement will likely be required. The final findings do not have a scheduled completion date.
- **Common Property Maintenance:** BobbieSue will discuss with the individual that maintained the common property last year, if he would like to do it this year also. Should he choose not to maintain the property other individuals will be contacted to see if there is interest.

Meeting Adjourned at 8:10 pm

Respectfully submitted,

Gary Konwinski and Tim Shangraw