

**Bellevue Acres Homeowners Association
Board Meeting Minutes
April 10, 2018**

Attendance

Board members in attendance were Bert Milano, Mark Albers, Tim Shangraw, BobbieSue Howell, Jo Mayers, and Eldon Sullivan. Mike Howell, Joe Wujek, Mark Hinchcliffe, and Janet Hinchcliffe were also present. Meeting was at the Howell's residence.

Call to Order and Meeting Agenda

Eldon called the meeting to order at 7:15pm. A copy of the meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the March 13, 2018 Board Meeting were reviewed and approved as written.
- **Financials:** An updated financial report was not available, but BobbieSue reported that 34 homeowners have paid their 2018 dues. Another 24 are due on or before April 13th. All agreed to address late payments, if any, at the May 8th Board meeting.
- **Guidelines, Rules, and Regulations:** Eldon and BobbieSue provided updates on the GRR review committee's work. They will send comments to Board members in 2 weeks.
- **JeffCo Road Easements:** JeffCo will send a letter with specific easement requirements to Eldon next week.

New Business and Updates

- **Janet Hinchcliffe Elected as Interim Board Member:** Janet volunteered to fill the Board vacancy left by Roger Wertz's resignation. Board unanimously accepted her offer. She will serve as a Board member without an officer designation until she becomes familiar with the roles and responsibilities of officer positions.
- **Neighborhood Garage Sale:** Bellevue Farms HOA inquired about the possibility of holding a community garage sale with our HOA this Spring. All were in favor of the idea.
- **Rock of Southwest Church Variation Request:** Joe Wujek presented a letter summarizing numerous violations of "Section 13: Architecture of Zoning

Resolution” that were adopted by JeffCo on December 13, 2016 and are posted on the JeffCo website <http://Jeffco.us/planning-and-zoning/regulations/zoning-resolution/>. Issues of non-compliance fell under Sections C.1, E.1, H.1, and H.2. A copy of the letter is attached to these minutes. Joe submitted the letter to JeffCo requesting they have the Church correct the violations. As a concerned citizen, Joe has only received a marginal response. Joe therefore requested the non-compliance issues be elevated as a concern of the 60-member BAHOA, anticipating the larger representation might gain more traction. A motion was made to organize a committee, with Joe as the chair, to address these issues. Mark and Jo offered to participate on the committee. Motion was seconded and passed unanimously.

- **Light on Entrance Sign:** Light is not working. Bert will research it.
- **ACC Neighborhood Walk:** An ACC Spring Walk will be conducted the weekend of May 19th and 20th.

Meeting Adjourned at 9:15 pm

Respectfully submitted,

Tim Shangraw