

Notes for April 18th meeting:

Meeting called to order: 7:05pm

People in attendance: Michelle Winn, Roger Wertz, Eldon Sullivan, Jo Mayers, Scott Syzmanski and neighbors Calvin Sawkins and John Benton.

We reviewed the minutes from the Special Meeting and they were approved unanimously.

Eldon brought up question regarding the \$1000 overage in the books and Michelle mentioned she found the discrepancy. There was an error in one of the formulas in one cell and it did not take on the \$1000.00 deposit and carry it on. So Michelle fixed the formula and it is back on track.

Michelle also mentioned that all dues have been collected except for The Brooks. She has reached out by email, by usps mail and by phone. She will go over in person to find out why there is a delay.

Copies of check register were distributed and financials were approved.

Reports:

- 1) Vans at the Drum residence have been removed. County pressed the issue, and he moved them. Roger suggested a letter to keep car in driveways, not in the street. Jo mentioned we could add it to the prewalk letter that will go out in the beginning of May. Bert will send a draft to the Board before we email it to all the residents.
- 2) Boat was moved at the Gibson residence
- 3) Set date for the ACC walk-thru for May 21st. Perhaps photographs of non-compliance should be used with future letters.
- 4) Terry Arnold still hasn't fully complied with the trash can issue. We should send out 2nd fine.
- 5) Dame's wanted to appeal the decision of their Greenhouse application. We don't really have an approval process in our ACC guidelines. We need to look at adding a process and adding it to the guidelines.
- 6) Need to clarify by-laws/guidelines for number of structures on a property to match with the county restrictions. Discuss revamping By-laws/guidelines to update with current laws at next Board meeting.
- 7) Dame's had an additional application in for planting some trees on their property, it was APPROVED.
- 8) Prinzi's have removed trees and bushes in their front yard. Haven't issued an ACC App yet. They've been contacted and are making final decisions and will be submitting an application shortly.
- 9) Brooks residence has two sheds and violates county code. Needs to be addressed by the county.

NEW BUSINESS:

John Benton is suggesting conversion to a professional HOA. He mentioned that he's been in touch with the Belleview Farms Board and they are paying \$260.00/yr with trash fee and it includes a professional HOA service. Much less expensive than we all had in mind. We would keep the Board, but all ACC

functions would be outsourced. John Benton and Calvin Sawkins are concerned about selective enforcement of the guidelines with current process. They feel that if this is outsourced enforcement will be more effectively handled. With a mgmt. company they will encourage aesthetics as well.

Roger commented that he was concerned about raising fees for neighbors that are used to lower fees, but it willing to look at solid numbers once we see them.

The Board was encouraged by this information and requested that John Benton get more specific information on the Management Company. We requested that he get an actual cost and listing of their services and that we will bring it to the neighborhood in September to vote on.

Eldon wants to talk with the county about vacating the Equestrian Trail that is on the Belleview Acres property area.

There was further discussion regarding the issue with the Dame's greenhouse application and how to progress. ACC needs to set a time to meet with the Dame's to continue discussion. ACC needs to address additions vs. outbuilding/not attached structure. If it is not an addition it is considered an outbuilding. A meeting will be set with Dame's and ACC asap.

We discussed the lawnmowing of the common property on Alkire and that we hadn't arranged for a new person to handle it. Colton Kristie expressed interest. Eldon said he would contact him and set it up. Michelle said she would reach out to Mark Setter and ask about price and frequency of mowing.

We need to send new paperwork for ACC applications and change to guidelines to Calvin to update the website.

We discussed the potential of a neighborhood garage sale. We're going to find out when Belleview Farms is planning theirs and maybe tagalong and choose the same weekend.

Another item to address at the Annual meeting in September:

A courtesy notice of homeowners outside the board to notify Board within 24 hours of meeting if they plan to attend so that we can add it to the AGENDA.

Meeting Adjourned at 9:10pm.