

**Belleview Acres Homeowners Association
Board Meeting Minutes
May 12, 2015**

Attendance

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

Call to Order

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

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the April 14, 2015 Board meeting were approved as written.
- **Treasurer's Report:** The checking account balance on May 12th was \$23,939. All homeowners except one have paid in full. Tim will contact the delinquent homeowner. Treasurer's report was approved.

Reports and Updates

- **ACC Update:** ACC conducted a neighborhood walk-through and sent out 24 courtesy reminders to homeowners to correct covenant violations. Most violations were minor, but a few required Board review. Those consisted of:
 - **Manning's travel trailer visible from street.** Because only the top 1 ft of a small travel trailer is visible from the street, a fence conceals the rest of the trailer, and previous Boards determined that the situation reasonably complies with Covenant Article 7.08 which states "... concealed from the street by means of a fence or other screen approved by the ACC", the Board decided to accept the current condition without an enforcement action. In the meantime, the homeowner installed 10 ft posts in front of the trailer. Scott will call them about the Board's acceptance decision and request the posts be removed.
 - **Blea's travel trailer visible from street.** This travel trailer is much larger than Manning's and at least the top 3 feet of the trailer is visible from the street. After much discussion, the Board determined that this condition **does not** reasonably comply with Covenant Article 7.08 and is therefore in violation of the covenant. Blea's have not responded to the courtesy reminder. Bert will contact them to request their intent to comply with the courtesy reminder.

- **Brooks' pool equipment visible from the street.** The Board will research ACC records for the ACC application form that approved the pool and equipment.
- **Bellevue Church (The Rock):** Developers of the church property held a second public meeting to discuss the church's expansion plans and solicit comment. Traffic patterns that might impact our neighborhood were discussed - they remained unresolved. Drainage was also discussed, but did not appear to be a problem.
- **Fence Committee:** Terry Arnold, Calvin Sawkins, Michelle Winn, and Mark Setter presented a list of options for the perimeter fence. Options consisted of: 1) repairing the existing fence; 2) replacing it with cedar; and 3) replacing it with SimTek. The Committee will review the options, get cost estimates for each one, calculate net present worth values, and present them to the Board. It was agreed that the HOA will carry 60% of costs, with 40% paid by adjoining homeowners. Special assessment costs will be estimated for each option and be presented at the next annual meeting.
- **Spring Picnic:** Scheduled for Thursday evening, June 11th in the Bellevue Acres Park, starting at 6:00 pm. Board members are requested to start setting up at 5:30 pm. Eldon will purchase food and beverages on behalf of the HOA. He will also send out an e-vite to homeowners requesting RSVPs. Homeowners will be asked to bring salads and desserts.

Meeting Adjourned at 9:20 pm

Respectfully submitted,

Tim Shangraw, Secretary