

**Bellevue Acres Homeowners Association
Board Meeting Minutes
May 9, 2017**

Attendance

Board members in attendance were Michelle Winn, Bert Milano, Eldon Sullivan, Jo Mayers, Scott Szymanski, Roger Wertz, and Tim Shangraw. John Benton also attended. Meeting was at the Winn residence.

Call to Order and Meeting Agenda

Roger called the meeting to order at 7:10 pm. A copy of the meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the April 18, 2017 Board Meeting were reviewed and approved with one minor edit. Michelle will finalize them and submit them to Calvin for posting to the HOA website.
- **Financials:** Account balance as of 5/9/17 is \$24,165. All homeowners have paid their dues and trash service fees in full. Motion made, seconded, and approved to accept Treasurer's report.

New Business and Updates

- **Research into HOA Management Companies:** John Benton reported on his research into HOA management companies and Bellevue Farm's experience with one. In summary, BFHOA's experience was not good. They retrained a firm to enforce their covenants. Within a relatively short period of time, homeowners felt the firm was too aggressive and fired them. The lesson learned was to be very specific about the services expected and document them in a statement of work (SOW) as part of contract documents. Our Board members discussed line items that we thought would be appropriate for our HOA. They consisted of:
 - Review our Bylaws for consistency with current State regulations;
 - Review our Guidelines, Rules, and Regulations. Propose clarifications and updates, as necessary, to conform with current practices and regulations; and
 - Manage enforcement of our Guidelines, Rules, and Regulations, which include our 1976 and 1979 covenants, as amended.

John offered to prepare an SOW with these line items and solicit proposals.

- **ACC Issues:**
 - A pre-walk notification letter was sent to all HOA members explaining a property inspection was coming soon.

- A formal notification letter will be sent to one homeowner requiring that trash cans be removed or hidden. A \$50 fine has already been assessed. If the cans are not moved within 15 days of the date of the letter, additional fines will be levied, per our Guidelines, Rules, and Regulations.
- One homeowner has applied for a greenhouse adjacent to his home. The homeowner discussed plans with the ACC. He then revised his application to incorporate the greenhouse as an addition to the home. The ACC agreed to approve the plan concept. Final approval would be subject to ACC review of the final design.
- One homeowner is planting new trees in his front yard. ACC approved the plan.
- **Common Property Maintenance:** This growing season, lawn mowing and cleaning the common property will be performed by Colton Kristie. Tim Shangraw will check the sprinklers and zone control box, trim the entrance trees, and fertilize the lawn.

Meeting Adjourned at 8:30 pm

Respectfully submitted,

Tim Shangraw