

## **Bellevue Acres Homeowners Association Board Meeting Minutes July 17, 2018**

### **Attendance**

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

### **Call to Order and Meeting Agenda**

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

### **General Business**

- **Meeting Minutes:** Minutes from the May 8, 2018 Board Meeting were reviewed and approved as written.
- **Financials:** Financial report for July 2018 was presented and reviewed. Cash balance on July 17<sup>th</sup> was \$24,049.77. All homeowners except one have paid their dues. BobbieSue will notify the delinquent party that if no payment is received in the near future, fines will be imposed. Motion made, seconded, and approved to accept Treasurer's report.
- **JeffCo Road Easements:** Eldon received a letter from JeffCo Transportation and Engineering with specific rules relevant to road rights-of-way (ROW), shoulder clearances, obstruction of clear zones, parking, and mail boxes. The rules also contained an enforcement provision. The letter requested compliance with the rules by December 31, 2018. Eldon then forwarded hard copies of the letter to all homeowners in June. A copy is appended to these minutes.
- **Guidelines, Rules, and Regulations:** Comments on the revised GRRs were due from the Board today, but not all Board members had reviewed them. All agreed to submit comments by July 27<sup>th</sup>. All also agreed to add JeffCo's road rules to the GRRs. Tim will draft language within the GRRs text to make JeffCo's rules known, but make clear that their enforcement is the responsibility of JeffCo, not the HOA. All agreed with this strategy. The next step is to distribute the revised GRRs, including JeffCo's rules, to the HOA membership for their review at least 2 weeks prior to the annual meeting. In this manner, the revised GRRs can be voted on at the annual meeting.

### **New Business and Updates**

- **Common Property Fence:** It needs repair along the west side where a panel disconnected from its support column. As well, trees along the inside of the fence

have limbs that are leaning on the fence. Eldon will contact Calvin Sawkins and ask for advice on fixing the fence and trimming the trees.

- **Committee Report - Rock of Southwest Church Variation Request:** Joe Wujek updated the Board on the status of zoning violations and the Church's request for a landscaping variance. In summary, the County recognizes there are violation problems and is willing to grant the Church an extension to correct them. The Church has withdrawn its variance request. Mark and Joe met with a Church representative who is willing to correct the zoning violations. Unfortunately, the Church is strapped for funds and needs to balance corrections with available funds. Joe will continue to keep the Board informed of the situation.
- **Kum and Go Convenience Center at Sims and Belleview:** Mark researched their request to change a landscape plan and did not see a problem with it. They are simply re-positioning trees, not reducing the number of them.
- **New Trees Along Alkire:** All agreed to move forward with planting new trees along the existing tree line where trees are missing. BobbieSue will head a committee to identify the number and type of trees to plant, and when to have them planted.
- **Entrance Sign Light:** It is not working. Mark offered to diagnose the problem and fix it.
- **ACC Applications:** During the May 19<sup>th</sup> walk-through, a number of violations were identified. In early June, seven courtesy letters were sent to homeowners. All but two have been addressed. One homeowner had excessive weeds and a dead tree that still needs attention. The other had weeds and a pile of lumber that still need attention. Mark will follow up with these homeowners. No new Project Applications have been submitted since May.

**Meeting Adjourned at 9:15 pm**

Respectfully submitted,

Tim Shangraw