

**Bellevue Acres Homeowners Association  
Board Meeting Minutes  
July 18, 2017**

**Attendance**

Board members in attendance were Michelle Winn, Bert Milano, Jo Mayers, Scott Szymanski, Roger Wertz, and Tim Shangraw. Meeting was at the Milano 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 May 9, 2017 Board Meeting were reviewed and approved with minor edits.
- **Financials:** Account balance as of 7/17/17 is \$21,795. Motion made, seconded, and approved to accept Treasurer's report.

**New Business and Updates**

- **Research into HOA Management Companies:** Following up to the Board's discussion in May about soliciting bids from contract management companies to 1) review our Bylaws for consistency with current State regulations; 2) review and update our Guidelines, Rules, and Regulations to conform with current practices and regulations; and 3) manage enforcement of our Guidelines, Rules, and Regulations, Tim stated that John Benton had not had time to do this. Tim will contact Eldon and request assistance on this matter. The intent would be to have cost proposals in hand in time for the Annual Meeting in September.
- **ACC Issues:**
  - Michelle mailed another two violation letters to homeowners who had been previously contacted, but had not responded. One was for trash cans still visible from the street, and one was for uncontrolled weeds in their front yard. Both imposed monetary fines.
  - Jo and Scott will walk the neighborhood on July 22<sup>nd</sup> to inspect the status of corrective measures that had been requested in notification letters sent to 11 homeowners on May 24<sup>th</sup>. Jo and Scott will report findings to the Board next month.
  - One homeowner will be contacted by email requesting the removal of dead bushes in his front yard.

- **Common Property Maintenance:** Discussion about the quality of maintenance of the common property led to a request for improvement. Roger offered to contact the parties involved to request improvement.

**Meeting Adjourned** at 8:10 pm

Respectfully submitted,

Tim Shangraw