

**Bellevue Acres Homeowners Association
Board Meeting Minutes
August 9, 2016**

Attendance

Board members in attendance were Michelle Winn, Diane Kristie, Eldon Sullivan, Scott Szymanski, Della Chonka, and Tim Shangraw. Meeting was at the Kristie residence.

Call to Order

Michelle called the meeting to order at 7:34 pm.

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the July 12, 2016 Board Meeting were approved with minor edits.
- **Treasurer's Report (attached):** The balance of funds as of July 13, 2016 was \$21,826.77. Approximately \$350 more is due from two homeowners. Diane is working with them to pay. Treasurer's report was approved as presented.

New Business and Updates

- **ACC Issues:** A summer walk-through inspection hasn't happened yet. The date is to be determined. However, several homeowners provided feedback to Scott regarding his discussion of ACC compliance issues in the recent HOA newsletter. He responded to all of them. No new ACC Applications.
- **Annual meeting** is scheduled for September 15th at 6:00 pm at the Bellevue Acres Park. Agenda Items follow:
 - Introductions
 - Financial Report
 - Year-In-Review
 - ACC (number of applications and approved projects).
 - General Reminder of ACC issues and items needing attention
 - Fence: Project is complete and under budget. HOA Board to offer three options at the annual meeting: 1) return all under-budget funds to homeowners as promised last year. The return would be as a credit to next year's dues; 2) keep all under-budget funds in the general fund for long-term operations and maintenance of all common property; and 3) return 50% and keep 50%. Diane and Michelle will review the accounting ledger to determine actual

funds remaining from the fencing project. Eldon to present the options at the annual meeting.

- Updates to Guidelines, Rules, and Regs. (Tim to address)
- Board Vacancies to be filled
 - ACC (Della)
 - Board Officer (Diane)
 - Board Officer (Tim)
- Michelle and Eldon will prepare an Evite and send it to HOA members. It will include a second reminder the week before the meeting. Eldon and Lisa will purchase and prepare HOA-sponsored food and supplies. All Board members are requested to arrive at 5:30 to help set up.

Meeting Adjourned at 9:11 pm

Respectfully submitted,

Tim Shangraw