

**Bellevue Acres Homeowners Association  
Board Meeting Minutes  
August 11, 2015**

**Attendance**

Board members in attendance were Nadine Dame, Della Chonka, Eldon Sullivan, and Bert Milano. Fence committee members attending were Calvin Sawkins, Terry Arnold, and Michelle Winn. Meeting was at the Sullivan residence.

**Call to Order**

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

**Meeting Agenda (attached)**

**General Business**

- **Meeting Minutes:** Minutes from the July 14, 2015 Board meeting were approved as written.
- **Treasurer's Report:** Diane was not in attendance, so no Treasurer's Report. She will provide an updated Report at the Annual Meeting in September.

**Reports and Updates**

- **Fence Committee:** Committee members presented their findings and recommendations to the Board, including:
  - Recommended improvements consist of SimTek fencing with 6-ft post spacings, gravel buffer zones along inside and outside of fence to protect fence from irrigation water and weed-wackers, reinstall sprinkler lines in gravel buffer away from the fence, and replace electrical wiring to sign and sprinkler control box.
  - The total cost estimated to be approximately \$40,000. Of this the HOA will contribute \$6,000 from accumulated operating funds. Contiguous neighbors have agreed to pay 50% of the cost of the fence bordering their properties, exclusive of the segment behind the entrance sign. The balance of \$19,500 will need to come from a Special Assessment. For the 60 homes in our HOA, this equates to not-to-exceed cost of \$325.00 per home. However, the costs need to be finalized with hard-bid quotes.
  - Committee promised a written report to the Board with descriptions of the alternatives considered, final costs, and the Committee's recommendations.
  - If a Special Assessment is to be considered at the Annual Meeting, the Board agreed to announce the meeting and Special Assessment at least 30 days in advance. With such an advance notice, it was agreed to have the meeting on

September 17<sup>th</sup>. In effect, the announcement would read "... to vote on a one-time special assessment in the amount of \$325 (to be revised with final cost estimates) to be paid with 2015 annual dues to fund replacement of the HOA fence along Alkire and Arlington. All agreed.

- **ACC Update:** Items remaining from the July 12<sup>th</sup> ACC walk-through are listed below:
  - Arnolds – pallets and trash need to be removed
  - Beaumont – repair fence and remove dead trees (Della will call again)
  - Brooks – broken fence and visible pool equipment
  - Blea – visible recreational trailer needs to be screened or removed
  - Bahr – white radon pipe to be painted (Nadine will look at it)
  - Johnson – white drain pipe to be painted

ACC will contact homeowners again to address these items and request a timeline and a completion date. For Bleas, a violation letter will be sent ASAP. ACC needs to stay on top of these items, and close them out when completed. As well, Thank-you (aka completion) letters should be submitted as a follow-up.

ACC will reach out to 8 additional homeowners for violation that were noted in the July newsletter.

- **Annual Meeting:** September 17, 2015 at Belleview Acres Park. Per our Bylaws, a minimum of 15 homes (25%) are needed to be represented for a quorum. Agenda items include, but are not limited to:
  - Vote for 2 officer positions (Nadine and Eldon), and 1 ACC position (Bert); and
  - Vote for adoption of Fence Committee recommendation and Special Assessment to pay for it.

**Meeting Adjourned** at 9:15 pm

Respectfully submitted,

Tim Shangraw, Secretary