

**Bellevue Acres Homeowners Association
Board Meeting Minutes
August 8, 2017**

Attendance

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

Call to Order and Meeting Agenda

Roger called the meeting to order at 7:05 pm. A copy of the meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the July 18, 2017 Board Meeting were reviewed and approved as written.
- **Financials:** Account balance as of 8/8/2017 is \$20,886.58. Motion made, seconded, and approved to accept Treasurer's report.

New Business and Updates

- **Garage Sale:** Six homeowners responded to Michelle with interest in having a neighborhood sale. Based on this interest, Michelle scheduled one for August 25th and 26th. She will advertise on Craig's List and research availability of garage sale signs to post throughout the neighborhood.
- **Research into HOA Management Companies:** Eldon has been researching management companies, but had not received responses yet. He will dig deeper and report findings at the annual meeting.
- **ACC Issues:** An ACC neighborhood walk-through occurred on July 22nd. Courtesy letters were issued to all who violated a Guideline, Rule, or Regulation. Since then, all letters have been responded to except two, consisting of:
 - One homeowner has trash cans still visible from the street. They were moved since the courtesy letter was issued, but are still visible. A formal notification letter was then sent, indicating a \$50 fine is due if the cans are not properly and promptly moved, or the homeowner does not contact an ACC member to discuss the matter. Neither occurred. A July 28th letter was sent to him stating the \$50 fine is due, and imposed another \$250 fine if the cans are not properly and promptly moved. Scott will send him an email stating the \$50 fine is due now, and that the \$250 fine is pending if the cans are not moved properly by August 15th.

- A second homeowner has dead tree limbs that need to be removed. This homeowner was notified by courtesy letter and has not responded. Michelle will send a formal letter stating a \$50 fine is due if dead limbs are not removed within 15 days, or the homeowner does not contact an ACC member to discuss the matter within 15 days.

Upon further inspection, an ACC member observed that one homeowner had his car up on blocks for at least a month. ACC will issue a courtesy letter requesting its prompt repair or removal.

- Annual Meeting: Scheduled for September 7th at the Belleview Acres Park. Agenda items consist of:
 - Option to retain a professional HOA management firm.
 - Novating equestrian rights-of-way throughout the neighborhood
 - Cleaning drainage culverts
 - Election of Board and ACC candidates. Openings consist of:
 - Board Members (2) – Michelle’s and Eldon’s terms of service are complete
 - ACC Member (1) – Scott’s term of service is complete.

Meeting Adjourned at 8:30 pm

Respectfully submitted,

Tim Shangraw