

Bellevue Acres Homeowners Association Annual Board Meeting Minutes September 15, 2016

Meeting Announcement and Agenda

Announcements of the annual meeting were distributed to the HOA membership by email (Evite) in late August, 2016. Update and Reminder Evites were sent to HOA membership on September 8 and September 13, 2016, respectively. A meeting agenda and proxy form were emailed to HOA members on September 14, 2016; both are attached to these minutes.

Quorum and Call to Order

22 homeowners were represented; 19 in person, and 3 by proxy. This represents 36.7% of the HOA homeowners. Only 25% participation is required for a quorum. Therefore, a quorum was reached and the meeting was called to order by Michelle Winn, HOA president, at 6:45 pm. The meeting was held at the pavilion in the Bellevue Acres Park. See attached sign-in list.

Introduction of Officers

Michelle introduced the Board Officers and Members of the Architectural Control Committee (ACC).

Introduction of New Homeowners

The only new homeowners is attendance were Mike and Bobbie Sue Howell. They moved into their new home in June 2016.

Treasurer's Report

The current balance of our Checking/Savings Account is \$22,356.93. Anticipated costs for the remainder of the calendar year (and fiscal year) total approximately \$3,792. Therefore, the total balance projected for the end of the calendar and fiscal year is approximately \$18,565. Motion was made and seconded to accept the Treasurer's report. Motion carried unanimously.

Year in Review

Michelle reviewed the activities of the HOA since October 2015. Activities consisted of:

- **New Fence:** New fence was installed during the Spring of this year and it looks great. The project came in under budget by approximately \$3,961. This equates to approximately \$66 per home. Last year, the Board promised to refund under-budget funds to homeowners, so this option was offered in the form of a credit toward next year's dues. A motion was then made and seconded to consider a second option. The second option consisted of: *Have all*

under-budget funds returned to the General Operating Fund. Half of these shall be dedicated to planting new trees in the common property along Alkire St., subject to JeffCo approval. The other half shall remain in the General Operating Fund for use as determined necessary by the HOA Board. If JeffCo disapproves of the tree planting, allocation of all under-budget funds (\$3,961) will be revisited at the next annual meeting. In the meantime, all under-budget funds would remain in the General Operating Fund. A vote on the proposed language for Option 2 followed: 21 in favor, 1 against, no abstentions. Motion carried.

Gary Konwinski and Roger Wertz both offered to pay for a tree – Gary’s offer was to incentivize all to vote for Option 2. Roger’s offer was for a memorial to his late wife. Calvin Sawkins offered to be on the tree committee.

Next, a motion was made and seconded to vote for Option 1 (return all funds) or Option 2 (as stated above). Voting results were: 21 in favor of Option 2, 1 in favor of Option 1, no abstentions. Option 2 carried.

- **Edits to Guidelines, Rules, and Regulations.** Last fall, the Board received several complaints about radio-controlled drones flying over neighborhood homes. The Board addressed the complaints by offering new language to Paragraph J (Noxious, Dangerous, Noisy or Offensive Activity) that would prohibit flight of model aircraft or remote control drones beyond the property boundaries of individual owners who are flying the aircraft or drone. The proposed language to be added as item 2 to Paragraph J is as follows:

2. *Flight of model aircraft or remote control drones beyond the property boundaries of individual owners who are flying the aircraft or drone is prohibited.*

A motion was made and seconded for addition of the above language to Paragraph J of our Guidelines, Rules, and Regulations. Voting results were: 21 in favor, 0 against, 1 abstention. Motion carried.

- **Christmas Party:** There was much discussion about where to have our Christmas party and under what conditions. At issue was whether alcoholic beverages needed to be served. The preferred venue option was the Waterstone Church, but they precluded use of alcoholic beverages. A motion was made and seconded to have the Christmas Party at Waterstone Church without alcoholic beverages. Voting results were: 20 in favor, 1 opposed, 1 abstention.

New Business

- **Election of three Board Officers:** The Board and HOA expressed their sincere appreciation to the Officers (Diane Kristie and Tim Shangraw) and ACC member (Della Chonka) who graciously volunteered their time and efforts to fulfill their terms of service to the HOA. That left vacancies for three Board members: two to fill Officer positions and one to fill an ACC position. The term of service for an Officer position is two years and the term of service for an ACC position is three years.

Three candidates consisting of Roger Wertz, Bert Milano, and Tim Shangraw volunteered to fill the vacancies. Bert preferred the ACC position, Roger was open to either an Officer or ACC position, and Tim preferred an Officer position. Voting proceeded with the following assignments:

- Roger Wertz as an Officer;
- Bert Milano as an ACC member;
- Tim Shangraw as an Officer.

Voting results were 22 in favor (unanimous) of all three volunteers at their respective positions.

Meeting Adjourned at 8:45 pm

Respectfully Submitted

Tim Shangraw, Secretary