

Bellevue Acres Homeowners Association Board Meeting Minutes October 10, 2017

Attendance

Board members in attendance were Eldon Sullivan, Bert Milano, Jo Mayers, Roger Wertz, Tim Shangraw, BobbieSue Howell, and Mark Albers. Michelle Winn and Mike Howell were also present. Meeting was at the Sullivan residence.

Call to Order and Meeting Agenda

Roger called the meeting to order at 7:15 pm. A copy of the meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the August 8, 2017 Board Meeting and September 7, 2017 Annual Meeting were reviewed and approved as written.
- **Financials:** Account balance as of 10/10/2017 is \$18,867.08. Motion made, seconded, and approved to accept Treasurer's report.
- **Trash Service:** The trash/recycling contract with Alpine Recycling, which became effective this year, is good for two years.

New Business and Updates

- **Equestrian and Pedestrian Rights of Ways:** Eldon was successful at finding the paperwork in JeffCo records that vacated the Equestrian and Pedestrian ROWs throughout the neighborhood. Documentation needs to be distributed to all HOA members. Tim will distribute them via the HOA directory. He will also have Calvin Sawkins post them on the HOA website. They have also been retained in the HOA corporate files.
- **Updates to Guidelines, Rules, and Regulation (GRRs).** As noted in the Annual Meeting minutes, the HOA membership ratified addition of the following requirements to ACC applications: 1) an aerial view (bird eye view from Google Earth or equivalent) and 2) notification of contiguous neighbors within the neighborhood, of a proposed addition to a residential structure or addition of an outbuilding (shed or detached structure) on a lot within the neighborhood. Tim will draft language of the change and distribute to the Board for review/comment/approval.

A GRR review committee was also proposed at the Annual Meeting, with six homeowners volunteering to participate. Eldon will lead the committee.

- **Updates to Bylaws.** The Board unanimously agreed to update our Bylaws to include, as part of its service to the HOA, procurement of a commercial waste disposal/recycling contractor to service all members of the neighborhood. Costs for disposal/recycling services shall be imposed evenly among all homeowners and be included in our annual dues. Tim will draft language to that effect and distribute it to the Board for review/comment/approval.
- **ACC Issues:** Following the ACC neighborhood walk-through 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 one. The single homeowner has dead tree limbs that need to be removed. This homeowner was notified by courtesy letter and has not responded. Jo 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.

Recently, one homeowner installed reflector poles along the front of his property immediately adjacent to the paved road and within the JeffCo ROW. The poles effectively prevent vehicles from parking there. Eldon will contact JeffCo to inquire about the legality of this action.

A fall walk-through is being planned by Jo, Mark, and Bert.

- **Board Meeting Dates and Places:** The following meeting dates and host homes were offered:

Board Meeting	November 14, 2017	Howell Residence
Christmas Party	December 7 or 14, 2017	Waterstone Church
Board Meeting	January 9, 2018	Mayers Residence
Board Meeting	February 13, 2018	Sullivan Residence
Board Meeting	March 13, 2018	Shangraw Residence
Board Meeting	April 10, 2018	Wertz Residence
Board Meeting	May 8, 2018	Albers Residence
Spring Picnic	June 7, 2018	Belleview Acres Park
Board Meeting	July 10, 2018	Milano Residence
Board Meeting	August 14, 2018	Sullivan Residence
Annual Meeting	September 6, 2018	Belleview Acres Park
Board Meeting	October 9, 2018	Howell Residence

Meeting Adjourned at 8:50 pm

Respectfully submitted,

Tim Shangraw