

**Bellevue Acres Homeowners Association
Board Meeting Minutes
October 11, 2016**

Attendance

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

Call to Order

Michelle called the meeting to order at 7:14 pm.

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the August 9, 2016 Board Meeting and September 15, 2016 Annual Meeting were approved with minor edits. Tim will have them posted on the HOA website.
- **Election of Board Officers:** A motion was made and seconded to elect Roger W. as President; Eldon Sullivan as Vice-President; Michelle Winn as Treasurer; and Tim Shangraw as Secretary. Motion passed unanimously.
- **Treasurer's Report:** Not available. Michelle will update the Treasurer's Report next month.

New Business and Updates

- **Meeting Schedule** for the 2016-2017 Board year follows:

November 8th – Wertz residence
December 8th – Christmas Party
January 10th – Shangraw residence
February 7th – Sullivan residence
March 14th – Szymanski residence
April 11th – Mayer residence
May 9th – Winn residence
June 8th – Spring Picnic
July 11th – Milano residence
August 8th – Wertz residence
September 7th – Annual Meeting
October 10th – Sullivan residence

- **ACC Issues:** Howell's re-landscaping plan and Christiansen's gazebo plan were reviewed and approved by the ACC. Neighborhood walk is scheduled for October 16th.
- **Setback Requirements:** Much discussion occurred about setback requirements for attached and detached structures. JeffCo Planning and Zoning setback rules are vague, with allowable setbacks ranging from 5 to 15 feet, depending on a number of variables that are subject to homeowner interpretation. In an attempt to clarify setback requirements applicable to our HOA, a motion was made and seconded to impose a minimum setback requirement of five (5) feet for any structure proposed adjacent to an internal property boundary. No HOA setback requirement would be imposed for structures positioned along property boundaries external to the HOA. In both cases, JeffCo setback requirements would prevail if they are greater than these. The homeowner is responsible for complying with both HOA and JeffCo setback requirements. Motion passed unanimously. Note: Going forward, the ACC will apply this logic during review and approval of plans for attached and detached structures. This logic will need to be ratified by the HOA membership at the next Annual Meeting, then incorporated into our Guidelines, Rules, and Regulations.
- **Trees:** Eldon approached JeffCo with our interest in planting trees in the "common area" along Alkire St. JeffCo said we could proceed, but at our risk should Roads and Bridges decide to widen Alkire Street in the future. Eldon offered to further discuss future plans with Roads and Bridges regarding road and ROW dimensions, tree types, and where to place them.
- **Christmas Party:** Eldon has reserved a private room at Watertone Church on December 8th for our Christmas party. Times are from 6:00 pm to 8:30 pm.

Meeting Adjourned at 9:02 pm

Respectfully submitted,

Tim Shangraw

