

**Bellevue Acres Homeowners Association
Board Meeting Minutes
October 20, 2015**

Attendance

Board members in attendance were Diane Kristie, Della Chonka, Eldon Sullivan, Michelle Winn, Scott Szymanski, and Tim Shangraw. Nadine Dame, former Board member, also attended. Meeting was at the Chonka residence.

Call to Order

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

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the September 17, 2015 Annual Meeting were approved as written. Voting ballots and proxies are to be included in the files with the minutes. Tim will prepare the August, 2015 meeting minutes, and update email addresses from the Annual Meeting sign-in list. He will send the updated list to all Board members.
- **Officer Elections:** All voted in favor of the following positions:
 - President – Michelle Winn
 - Vice-President – Eldon Sullivan
 - Treasurer – Diane Kristie
 - Secretary – Tim Shangraw
- **Meeting calendar:**
 - November 17th @ Kristie home
 - December 10th @ Christmas Party TBD
 - January 12th @ Winn home
 - February 9th @ Sullivan home
 - March 8th @ Symanski home
 - April 12th @ Shangraw home
 - May 10th @ Mayers home
 - June 9th @ Spring/Summer Cookout at Park
 - July 12th @ Chonka home
 - August 9th @ Kristie home
 - September 8th @ Annual Meeting at Park
 - October 11th @ Winn home
- **Treasurer's Report:** Balance of funds as of 9/16/15 was \$22,133. Treasurer's Report was approved by the Board.

Diane to contact Nadine with regards to the DORA account and ING account. Michelle volunteered to assess the status of the trash service contract.

New Business and Updates

- **Drones:** Safety and privacy issues regarding flying aerial drones in our neighborhood were discussed. All agreed to add a second paragraph to Article J (Noxious, Dangerous, Noisy, or Offensive Activity) of our Guidelines, Rules, and Regulations to state:
 2. *Flight of model aircraft or remote control drones beyond the boundaries of individual properties is prohibited.*
- **Fence Replacement:** Some homeowners could not attend the annual meeting, some may not have had sufficient time to review the fence replacement recommendation prior to the meeting, and many were confused by the presentation of alternatives and costs that were discussed at the annual meeting. For these reasons, the Board discussed the possibility of a Special Meeting to revisit the fencing recommendations, their costs, and payment provisions. Upon further consultation with legal counsel on this issue the Board was advised to accept the vote taken at the annual meeting, but proceed with a Special Meeting to clarify:
 - 1) Why the HOA is responsible for the common property fencing;
 - 2) Details and costs of fencing alternatives other improvements;
 - 3) Consideration of homeowner “sweat equity” to reduce costs; and
 - 4) How the special assessment will be implemented.

Accordingly, the Board agreed to move forward with a Special Meeting, to be held on November 17th, at the Waterstone Church. Tim will prepare a draft announcement and circulate it to Board members for review and comment. Eldon will contact Waterstone Church and arrange for a meeting room.

- **Christmas Party:** Options for this year’s Christmas Party, consisting of a neighborhood progressive dinner and a gathering at a local church were discussed. All agreed that a fixed-base party at a local church was preferred. Eldon will check with nearby churches for room availability and contract conditions.
- **ACC Issues:** ACC will conduct a fall walk-through on a date to be determined.

Meeting Adjourned at 9:00 pm

Respectfully submitted,

Tim Shangraw, Secretary