

Bellevue Acres Homeowners Association Board Meeting Minutes November 13, 2018

Attendance

Board members in attendance were Janet Hinchcliffe, Mark Albers, Tim Shangraw, BobbieSue Howell, Eldon Sullivan, Gary Konwinski, and Burt Milano. Mike Howell and Joe Wujek were also present. Meeting was at the Shangraw residence.

Call to Order and Meeting Agenda

Tim called the meeting to order at 7:12 pm. A meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the October 9, 2018 Board meeting were reviewed and approved as written. Tim will have Calvin Sawkins post them on the HOA website.
- **Financials:** BobbieSue presented the November 2018 Treasurer's report. Cash balance as of November 12th was \$18,275.85. Motion made, seconded, and approved to accept the Treasurer's report.
- **Guidelines, Rules, and Regulations:** BobbieSue is working on a questionnaire that she will have ready for Board review at the January 2019 meeting. She will then finalize it and distribute it to the HOA membership for voting – possibly in conjunction with issuing the 2019 billing statement.
- **Committee Report - Rock of Southwest Church Variation Request:** Joe and Mark reported that about 90% of the architectural violations are associated with the elevations that are visible from Ward Road. They include, but are not limited to, visible shielding of HVAC equipment on the roof and sides, and making the east side of the building look like the rest of the church. However, due to the church's budgetary constraints, we probably won't get all of the improvements we and JeffCo request. Proposed changes will need JeffCo approval, then construction. Timing is uncertain. Joe and Mark will continue to work with JeffCo and the church to address the violations.
- **Directory Update:** Eldon will forward remaining homeowner information to Michelle Winn for her to finish the directory update.

New Business and Updates

- **ACC Applications and Issues.** Building applications were submitted to the ACC by the Setters and Mannings for review and approval. Both were approved. There were no outstanding issues.

- **Noise Update from C-470:** Gary updated the Board on CDoT's construction plans to widen C-470 between South Kipling and Morrison Road. Gary indicated CDoT intended to conduct a noise survey along the corridor as part of their environmental assessment of the planned improvements. Gary will track progress on the survey and report back to the Board.
- **HOA Insurance Policy:** Tim will forward a copy of the current HOA insurance policy to Eldon for his review.

Meeting Adjourned at 8:40 pm

Respectfully submitted,

Tim Shangraw