

**Bellevue Acres Homeowners Association
Board Meeting Minutes
November 10, 2016**

Attendance

Board members in attendance were Eldon Sullivan, Jo Mayers, Scott Szymanski, Roger Wertz, and Tim Shangraw. Meeting was at the Wertz residence.

Call to Order

Roger called the meeting to order at 7:07 pm.

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the October 11, 2016 Board Meeting were reviewed and approved with minor edits. Tim will have them posted on the HOA website.
- **Financials:** As of this date, account balance is \$19,793.61. Michelle is working to reconcile accounts payable so she can finalize year-end balance and prepare a 2017 budget. Motion made, accepted, and approved to accept Treasurer's report.

New Business and Updates

- **ACC Issues:** Neighborhood walk occurred on Oct 16th. A number of minor issues were identified, such as dead trees and bushes, trash cans visible from the street, piles of construction debris visible from the street, and a bobcat loader next to a home. Courtesy notices will be sent to about 2/3 of the violators. The remaining 1/3 were contacted by phone. Bert has the list.
- **Trees to be planted on Common Property:** No news. On hold until after the holidays.
- **Shed Recently Approved by ACC.** One homeowner has installed a shed in accordance with an approved ACC plan. However, its location is very visible from the street and a number of neighbors have complained about it. Their complaints suggest its presence is inconsistent with the intent of the Guidelines, Rules, and Regulations, that it should be set further back on the property so as not to be so visible from the street, and that its presence is detrimental to the value of homes nearby. The ACC plan was reviewed by Board Officers and found to comply with our Guidelines, Rules, and Regs. It was agreed that the Board (including the ACC) revisit the location of the shed and develop a plan to resolve the issue.

- **HOA Insurance Policy.** Roger will review the limits of coverage under our current liability policy and report back to the Board.
- **Christmas Party:** Christmas party is scheduled for December 8th at the Waterstone Church, between 6:00 pm and 8:30 pm. Eldon and Lisa Sullivan have arranged for the food and entertainment. Michelle will issue an Evite to BAHOA members. Board members are asked to show up between 5:45 and 6:00 to help set up.

Meeting Adjourned at 8:30 pm

Respectfully submitted,

Tim Shangraw