

**Bellevue Acres Homeowners Association**  
**Board Meeting Minutes**  
**November 14, 2017**

**Attendance**

Board members in attendance were Eldon Sullivan, Bert Milano, Jo Mayers, Roger Wertz, and BobbieSue Howell. Mark Albers and Tim Shangraw were absent. Also in attendance was Mike Howell. Meeting was at the Howell 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. (*Note that Roger did not update the agenda as requested but has committed to updating them for publication on the BAHOA website.*)

**General Business**

- **Meeting Minutes:** Minutes from the October 10, 2017 Board Meeting were not presented and therefore not voted upon. They are to be presented and voted upon at the January 2018 meeting.
- **Financials:** Account balance as of 11/14/2017 is \$17,684.54. Motion made, seconded, and approved to accept Treasurer's report.
- **Homeowners 2017 Dues:** All dues have been paid for 2017.

**New Business and Updates**

- **Updates to Guidelines, Rules, and Regulation (GRRs).** A GRR review committee was proposed at the Annual Meeting, with six homeowners volunteering to participate. Eldon will lead the committee. Committee to begin meeting in January 2018 with timeline and completion goal TBD.
- **County rules on ROW/Ditch areas in Bellevue Acres:** Eldon is continuing to talk with Jeffco County representatives regarding the County owned ROW/ditch areas along our roads. The ROW is typically 6 ft off of the road (25 ft. from center of the asphalt). Due to neighbors placing rocks that prohibit vehicles and pedestrians from moving off the road when necessary discussions have begun to address this concern. Many of the rock and landscaped areas have existed for a long time, however, many have just recently been added. The HOA board needs to determine what is the HOA responsibility and directive to neighbors in this regard and what County responsibility is. Eldon is meeting on site with the County next week to do a walkthrough of the neighborhood, specifically observing where rocks and landscaping exist in the County ROW that prohibit off road movement. Eldon will send out an email notification to all board members as to the date and time of the walkthrough so that anyone who would like to join the walkthrough may.

- **BAHOA Post Office Box:** Proposal was made to research cost and location for a BAHOA post office box. In the recent past a \$50 penalty was assessed to the BAHOA due to a bill not getting passed to the current board in a timely manner. As well, bills are currently being sent to 3 different individuals, 2 of which are no longer on the board. As the board changes from year to year and so that outside interests have a mailing address in order to contact the HOA, which will be posted on the website, it was discussed to open a post office box. Roger Wertz will research the cost and proposed post office locations of the PO Box. Obtaining a PO Box will be voted upon at the next full board meeting. Roger has agreed to add this to the January agenda.
  
- The neighborhood has a few mailboxes that are heavy concrete and brick structures. It was commented upon that mailboxes are supposed to be “break-away” in case of a vehicle striking them. If a vehicle is damaged due to striking one of these mailboxes then the homeowner is likely to be held liable for damages. Debate ensued on the subject. It was determined that although the HOA may advise homeowners of this alleged county rule we will not as an HOA add this to the Guidelines, Rules, and Regs.
  
- The BAHOA Christmas Party invitations have been delivered via email to the homeowners on record. Christmas Party is December 7<sup>th</sup> at 6 PM at the Cornerstone Church on Alkire. Board members are requested to be there 20 minutes ahead to help set up.
  
- **ACC Issues:**  
The homeowner that had installed red reflectors along the road in front of his property has removed them. 3 reflective posts still remain. As this is a curve section of the road and parking and movement of traffic off of the road is now possible, these posts can remain unless the county determines that they must be removed.
  
- **ACC Walkthrough:**  
A fall walk occurred on Saturday, 11/11/2017 with the following observations:
  - One home was observed to have a car on lifts in the driveway. This car has been observed before and has been there for several months. The car is appropriately licensed and has tires to make it roadworthy. Mark will reach out to the homeowner to determine when the vehicle will be moved off of the lifts and parked appropriately.
  
  - A couple in the neighborhood commented that house next to them, which is a rental, seems to possibly be used at a hostel. People with suitcases have been observed walking through the park to the home. A car has been observed by Roger to be driven into the park behind the house to offload contents (suitcases?...). The tenants are quiet and there is no complaint other than the observations listed. We will continue to monitor the situation. Jo checked VRBO and Airbnb and did not find that the house or rooms are advertised for rent.
  
  - A couple of neighbors commented on the state of the one of the board members home. It was observed by the ACC that there is a landscaped area that is very

overgrown and unkempt. As well, the house trim is well in need of repainting. The comment from one of the neighbors is that it makes the board look “compromised” that this is allowed to continue and not be addressed. The board member that owns the home was made aware of the comments and observations. He said that the trim boards are painted and ready for install. He will try to install them as soon as possible but may need help with this. He stated that he will address the overgrown landscape area in the Spring.

- A map of the neighborhood was marked up to show where rocks and landscaping are encroaching on on the county 6 ft ROW off of the road. Many homeowners have placed large rocks within a few feet of the road, seemingly to prohibit parking along road by their homes. However, this can create a safety hazard as cars have nowhere to move in case of a need to move off of the road and also that the rocks may not be seen in case of a heavy snow that covers them. As well, the rocks prohibit parking which in turn causes cars to park either ON the road or in front of neighbors’ homes. It has been observed that in these instances when large parties/gatherings happen the cars are parked in such a way along the road that it is often only possible to have one car pass through on the road. The map will be used for discussion purposes as this issue continues to be deliberated.

**Meeting Adjourned** at 8:42 pm

Respectfully submitted,

Jo Mayers