

**Belleview Acres Homeowners Association
Board Meeting Minutes
November 16, 2015**

Attendance

Board members in attendance were Diane Kristie, Della Chonka, Eldon Sullivan, Michelle Winn, Scott Szymanski, Jo Mayers, and Tim Shangraw. Meeting was at the Kristie residence.

Call to Order

Michelle called the meeting to order at 6:20 pm.

Meeting Agenda (attached)

General Business

- **Meeting Minutes:** Minutes from the August 11th and October 20, 2015 Board Meetings were approved as written.
- **Treasurer's Report:** Balance of funds as of 10/13/15 was \$20,386.13. Treasurer's Report was approved by the Board.

According to our trash service contract, the company can increase their fee after 2 years of service, which occurs in January 2016. However, they indicated they won't. But they notified us they will no longer accept construction debris or large items under the current fee schedule.

New Business and Updates

- **Fence Replacement:** Michelle presented an updated cost analysis for the fencing project and the Board reviewed it. The analysis compared net costs of the three fencing options, as well as a breakout of additional costs for landscaping, electrical, and irrigation system improvements. A few suggestions were offered to further clarify the analysis. With the new analysis and additional clarifications, all agreed to 1) present the analysis to homeowners at the upcoming Special Meeting scheduled for November 17th, and 2) recommend adoption of the Simtek alternative. Announcements of the Special Meeting were mailed and emailed to all homeowners (see attached announcement). Calvin Sawkins offered to present the cost analysis to meeting attendees.
- **Christmas Party:** In an effort to increase available operating funds that can be applied to the fencing project, a motion was made to not have a Christmas party this year and apply the budgeted funds to the fencing project. Motion was seconded and passed unanimously.

- **ACC Issues:** The ACC conducted a fall walk-through on October 24th. The previous seven action items have been, or are in the process of being addressed to the satisfaction of the ACC. In addition, recently approved construction projects are being implemented as proposed.
- **Post Office Box:** It was agreed that the HOA might benefit by having its own PO box at 80127. Diane offered to research the cost for one.
- **Bills to be Paid:** Michelle will coordinate with Nadine Dame to identify what bills are outstanding.
- **Google Account:** As a reminder, the Board has an active Google account for business purposes. Its address is BellevueAcresHOA@gmail.com.

Meeting Adjourned at 8:00 pm

Respectfully submitted,

Tim Shangraw, Secretary

**BELLEVIEW
ACRES
HOME
OWNERS
ASSOCIATION**

**Jefferson County
Colorado**

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NOTICE OF SPECIAL MEETING

Tuesday, November 17, 2015, 7:00 pm

Waterstone Community Church

At our annual meeting on September 17th, a recommendation to replace our “common property” fence and improve our “common property” sprinkler system and power supply at the western entrance to our subdivision was presented, discussed and voted on. The recommendation was offered by a group of volunteer homeowners (“fence committee”) who evaluated numerous fencing options, including, repair of the existing fence, replacement with in-kind cedar, and replacement with plastic composite, Vinyl, or SIMTEK. The “fence committee” also assessed the need for and cost to 1) relocate sprinkler heads away from the fence so irrigation water does not spray the fence or undermine its foundation, 2) add a gravel buffer strip one foot on both sides of the fence in which the sprinkler lines and heads could be located and which would alleviate the need for weed-wacking against the fence, and 3) rewire the power supply to the entrance sign light and sprinkler control box to accommodate a new fence. The recommendation consisted of 1) replacing the fence with a new SIMTEK polyethylene product, 2) installing a new sprinkler system offset from the fence alignment, 3) adding a gravel buffer strip contiguous to the fence, and 4) rewire the power supply.

The total cost at the time of the meeting was estimated to be approximately \$42,700. Of this the HOA has budgeted \$6,000 from accumulated operating funds. Contiguous neighbors have agreed to pay 50% of the cost of fence bordering their properties, exclusive of the segment behind the entrance sign, which for practical purposes, is considered part of the entrance sign. The balance of \$23,381 will need to come from a special assessment. For the 60 homes in our HOA, this equates to a not-to-exceed cost of \$389.68 per home. Since the annual meeting, the fence committee refined the cost estimates, reducing per home assessments to a not-to-exceed \$350 per home.

Representation at the meeting voted in favor of the fence committee’s recommendation. While more than a quorum was present or represented by proxy in accordance with our HOA bylaws, the Board understands that some homeowners did not attend the meeting, that some may not have had sufficient time to review the recommendation prior to the meeting, and that a better presentation of alternatives and costs could have been offered in the recommendation letter and at the annual meeting.

For these reasons, the Board is reaching out to all homeowners in a Special Meeting to share an open discussion of:

- 1) Why the HOA is responsible for the common property;
- 2) Details and costs of the alternatives;
- 3) Consideration of homeowner “sweat equity” to reduce costs; and
- 4) How the special assessment will be implemented.

The date and location of the meeting are identified above. We look forward to your participation at the meeting. Please RSVP to the invite that will be sent to you shortly. If you do not receive the invite by November 10th, email Tim Shangraw (TimShangraw@EMSIDenver.com) with your current email address.