

**Bellevue Acres Homeowners Association
Annual Board Meeting Minutes
September 6, 2018**

Meeting Announcement and Agenda

Announcements of the annual meeting were distributed to Bellevue Acres Homeowners Association (BAHOA) members by email on August 21, 2018 and for those who preferred US mail, by US postal service on the same day. A meeting agenda; proposed updates to our Guidelines, Rules, and Regulations; a proposed Amendment 3 to our Bylaws; and a proxy form were attached to the email. In addition, Evites were emailed to BAHOA members on September 2 and 4, 2018.

Quorum and Call to Order

20 homeowners were represented; 19 in person and 1 by proxy. This represents 33% of the HOA homeowners. Only 25% participation is required for a quorum. Therefore, a quorum was reached and the meeting was called to order by Eldon Sullivan, BAHOA president, at 6:45 pm. The meeting was held at the pavilion in the Bellevue Acres Park. See attached sign-in list.

Introduction of Officers

Eldon introduced the Board Officers and members of the Architectural Control Committee (ACC).

Treasurer's Report

The current balance of our Checking/Savings Account is \$21,932.50. Anticipated costs for the remainder of the calendar year (and fiscal year), including budgeted costs to install trees along South Alkire Street, total approximately \$9,150. Therefore, the total balance projected for the end of the calendar and fiscal year is approximately \$12,783. Motion was made and seconded to accept the Treasurer's report. Motion passed unanimously.

Year in Review

Eldon reviewed the activities of the BAHOA since October 2017. Activities consisted of:

- Documentation of the County's abandonment of the equestrian easement through the neighborhood. Documents have been posted on the BAHOA website;
- Researched professional HOA management services for the BAHOA and found them to be very expensive. Board elected to continue with voluntary services from BAHOA homeowners;
- Board decided to move forward with planting trees along South Alkire Street this fall;
- Board purchased a P.O. box for BAHOA receiving mailing;
- Many Project Applications were submitted to the ACC for review and approval. All were ultimately approved;

- ACC conducted two neighborhood walk-throughs. Courtesy notices were submitted to homeowners for non-compliance items;
- Board coordinated a neighborhood garage sale;
- Board worked with JeffCo Roads/Bridges to correct encroachments into road rights-of-way throughout the neighborhood. Board elected to notify homeowners of encroachment policies, but leave enforcement to JeffCo;
- Board formed committee to monitor nearby land developments and proposed changes to zoning designations. Issues potentially affecting BAHOA homeowners are presented at Board meetings. Joe Wujek is acting chair, assisted by Mark Albers and Jo Mayers;
- Board prepared Amendment 3 to Bylaws to add trash and recycling service as an HOA function. BAHOA membership needs to ratify it at this meeting; and
- A volunteer committee worked all year to update/clarify our Guidelines, Rules, and Regulations. Board approved the changes, but final approval is needed from BAHOA membership. That action item is discussed below.

New Business

- **Ratify Amendment 3 to Bylaws.** The following language was proposed to Article II of our Bylaws: “2.3 A third objective of the Association is to collectively bargain for trash and recycling service for the benefit of all Association members”. Motion was made and seconded to accept the proposed Amendment. Motion passed unanimously.
- **Approve proposed changes to Guidelines, Rules, and Regulations.** Many objections to the proposed updates/clarifications were presented by Association members. After much discussion, a motion was made and seconded to table the vote to approve the changes until the objections could be better addressed. A majority voted to accept the motion to table, so the vote to accept the proposed changes was tabled.
- **Update ACC job description.** Eldon requested volunteers to help detail and document the duties and responsibilities of ACC members.
- **Need committee to continue monitoring land development and zoning changes in our area.** Eldon requested volunteers to participate on the planning/zoning committee that is currently chaired by Joe Wujek. Mark Albers and Gary Konwinski offered to assist.
- **Update neighborhood directory.** Michelle Winn volunteered to update the neighborhood directory.

Elections of Board Members

The Board and HOA expressed their sincere appreciation to the Officers (Janet Hinchcliffe and Tim Shangraw) and ACC member (Jo Mayers) who graciously volunteered their time and efforts to fulfill their terms of service to the HOA. That left vacancies for three Board members: two to fill Officer positions and one to fill the ACC position. The term of service for an Officer is two years and the term of service for an ACC member is three years.

Three candidates consisting of Janet Hinchcliffe, Tim Shangraw, and Gary Konwinski volunteered to fill the vacancies. Janet and Tim preferred Officer positions and Gary preferred the ACC position. All were unanimously approved for their respective positions.

Meeting Adjourned at 9:15 pm

Respectfully Submitted

Tim Shangraw, Secretary