

## **Bellevue Acres Homeowners Association Board Meeting Minutes April 8, 2021**

### **Attendance**

Due to the COVID19 pandemic, a virtual Board meeting was held. Board members participating were Janet Hinchcliffe, Gary Konwinski, Eldon Sullivan, Michelle Winn, Steven Winkler, Calvin Sawkins (newly elected ACC member), and Tim Shangraw. Jason and Lisa McGraw also participated. Eldon Sullivan hosted the Zoom meeting.

### **Call to Order and Meeting Agenda**

Janet called the meeting to order at 7:05 pm. A meeting agenda is attached.

### **General Business**

- **Meeting Minutes:** Minutes from the March 11, 2021 Board meeting were reviewed and approved as written. Calvin will post them on the BAHOA website.
- **Financials:** Michelle Winn presented the Treasurer's report (attached). Cash balance on April 7, 2021 is available upon request - go to [BellevueAcresHOA@gmail.com](mailto:BellevueAcresHOA@gmail.com). The balance reflects receipt of annual dues from **all** BAHOA members. Motion was made, seconded, and approved to accept the Treasurer's report.
- **Trash/Recycling Service:** Two items were discussed. The first was associated with GFL's past invoicing practices. Tim and Michelle determined that the HOA has been overcharged since the contract was signed in 2017. To date, overcharges amount to approximately \$1,400 – most of which the HOA has not paid. All agreed to dispute them. Tim and Michelle will reconcile BAHOA payments against what the HOA was obligated to pay, and compare them to what GFL has invoiced. Tim will then present the reconciled numbers to GFL as part of contract closeout.

Second, Republic presented a revised Services Agreement that addressed all of the items Eldon and Tim had requested during negotiations. The only deviation from the original scope was the pickup date – Republic changed it from Tuesdays to Thursdays. All agreed that that was acceptable and authorized Tim to sign the Agreement. In the meantime, Tim is compiling a list of container sizes and numbers BAHOA members have requested and will deliver that to Republic next week. Republic will deliver the bins to BAHOA members during the week of April 19<sup>th</sup>. Republic will also provide Tim a flyer with instruction and contact information. We will distribute that flyer to BAHOA members. First pickup date will be May 6, 2021.

### **New Business and Updates**

- **ACC Applications and Issues:** Two new ACC applications – one requesting temporary storage of a camper trailer on his property for up to three weeks, and one for painting a home with the same color. The first request was approved with the provision that the camper remain in his driveway, not in his back yard. The second was approved, even

though the application was not required because the home color did not change. Six other ACC issues are outstanding:

**Woodmansee:** A formal letter requesting an ACC application for permanent changes made to lighting on the front of this home was submitted to the homeowner. A response from the homeowner's lawyer was received that failed to address the request for an ACC application. Rather, counsel's argument was the homeowner had a right to express his religious beliefs with the permanent lighting display, so no ACC application was needed. The Board discussed this response at great length, concluding with two motions. The first was to proceed with fining the homeowner for not complying with repeated requests for an ACC application, as required by our GRRs. The motion was seconded and voted on, but did not pass. The second motion was to prepare a letter to Mr. Woodmansee expressing disappointment in his position and actions, but that the Board had decided to table the issue to avoid costly litigation that the HOA membership might not support. The motion was seconded and unanimously approved. ACC will prepare a draft letter and distribute it for internal review.

**Drum:** Shipping crate has been removed, but trash cans are still visible from the street. ACC will follow up with another inspection and action items, if necessary.

**Liberto/King:** Building material is being stockpiled on the side of this home in view from the street. Homeowner indicated he is considering adding to the home and/or a building a detached structure using the material. ACC is working with the homeowner to address the issue.

**Caliga:** Holiday lights have been removed from the home. This issue is closed.

**Wertz:** A landscape plan was submitted by the March 15<sup>th</sup> deadline. ACC is trying to review it, despite its format being difficult to download.

Several other homes with trash cans visible from the street: ACC will approach the homeowners and request the cans be moved.

- **New ACC Member:** Calvin Sawkins volunteer to fill the open ACC position left by Geoff Price. He was unanimously approved.
- **Community Update:** No updates since last month on the status of widening S. Alkire Street or reconstruction of C470. However, there was much discussion about maintenance/repair of the drainage ditch in the back yards of McGraws, Drums, and Sawkins. Gary offered to recontact the folks he has been communicating with about JeffCo's responsibilities for the ditch and what could be done to improve or replace it, perhaps in conjunction with widening of S. Alkire. He will keep Calvin and Jason apprised of the results.
- **Garage Sale:** All agreed to hold a neighborhood garage sale between May 14<sup>th</sup> and 16<sup>th</sup>. Eldon will coordinate advertising and reach out to Belleview Farms for their potential interest.

- **Update BAHOA Website.** Calvin Sawkins gave an update on the status of website improvements. He restarted the website development as he discovered he was developing it in Network Solutions' proprietary format. The website is now being developed in WordPress, which will allow the HOA the option to host the website on a different ISP in the future, if necessary. He will update us next month.

## **Meeting Adjourned at 8:47 pm**

Respectfully submitted,

Tim Shangraw