

Bellevue Acres Homeowners Association Board Meeting Minutes June 10, 2021

Attendance

Due to the COVID19 pandemic, a virtual Board meeting was held. Board members participating were Janet Hinchcliffe, Eldon Sullivan, Michelle Winn, Steven Winkler, Gary Konwinski, Calvin Sawkins, and Tim Shangraw. Paul Gregorio also participated. Eldon Sullivan hosted the Zoom meeting.

Call to Order and Meeting Agenda

Janet called the meeting to order at 7:07 pm. A meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the May 13, 2021 Board meeting were reviewed and approved as written. Calvin will post them on the BAHOA website.
- **Financials:** Michelle presented the Treasurer's report. It is available upon email request at BellevueAcresHOA@gmail.com. Motion was made, seconded, and approved to accept the Treasurer's report.
- **Trash/Recycling Service:** Republic Services began trash/recycling in May; their service is underway. Tim is still trying to reconcile final payment to GFL, whose service agreement was terminated on April 30th. GFL's latest offer was \$1,411. Tim can support a settlement of \$1,225. Board approved negotiating a final payment not to exceed \$1,411. Tim will finalize negotiations this month.

New Business and Updates

- **ACC Applications and Issues:** No new applications. Follow-up to action items from last month's meeting are as follows:
 - Emails were sent to two homeowners requesting weed mitigation.
 - Wertz: A certified letter dated May 14th requesting improvements to yard maintenance and a landscaping plan was sent to Mr. Wertz on May 28th. A response period of 15 days was requested. As of June 10th, no response has been received. Gary will take the lead on preparing a formal violation letter with fines if a satisfactory response is not received by mid-June.
 - Liberto-King: A letter dated March 24th requesting removal or shielding of building materials and trash cans stored on the southwest side of the property from view of the street was sent to the homeowner. As of June 10th, no response was received, nor apparent. Calvin will take the lead in preparing a formal violation letter requiring corrective action within 15 days.
 - Hansens: Control of weeds in the storm drainage ditch in the front yard remains a problem. Stephen will take the lead in preparing a letter requesting compliance with weed control provisions of our Guidelines, Rules and Regulations (GRRs).

- Trash Cans: With use of larger-size, blue trash cans provided by Republic Services, compliance with Article I.4 of our GRRs, which requires trash cans to be hidden from view of the street, is becoming a neighborhood problem. For the time being, the Board decided to table this issue and monitor homeowners' individual compliance this summer. A reminder memo may be necessary in the future.
- Landscape Recognition: Stephen proposed that the Board offer an award or some form of recognition for the "Best Landscaped Yard" in the neighborhood. It would involve an award or recognition every quarter during the growing seasons. He will prepare a draft announcement with proposed rules and distribute it to Board members for review and comment. Janet offered to research what other HOAs might be doing in this regard.
- **Community Update:** Widening of S. Alkire St. has been delayed by at least two months, postponing construction start to the end of July or early August. No updates on reconstruction of C470.
- **Garage Sale:** The multi-neighborhood garage sale occurred between May 14th and 16th. Belleview Farms participated. Eldon and Michelle coordinated the effort. The sale was well attended and successful.

Meeting Adjourned at 8:59 pm

Respectfully submitted,

Tim Shangraw