

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

### **Attendance**

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

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

Janet called the meeting to order at 7:01 pm. A meeting agenda is attached.

### **General Business**

- **Meeting Minutes:** Minutes from the June 10, 2021 Board meeting were not available. Tim will prepare and circulate them to Board members for review and comment later this month.
- **Financials:** Michelle presented the Treasurer's report. It is available upon email request at [BellevueAcresHOA@gmail.com](mailto:BellevueAcresHOA@gmail.com). Motion was made, seconded, and approved to accept the Treasurer's report.
- **Trash/Recycling Service:** Final reconciliation payment of \$1,338.15 was made to GFL this week. The GFL account is now closed.

### **New Business and Updates**

- **ACC Applications and Issues:** No new ACC applications were received. Follow-up to action items from last month's meeting are as follows:
  - Wertz: A certified letter (dated June 26, 2021) requiring immediate corrective action and payment \$50 fine was delivered to an individual at the Wertz residence on July 7, 2021 at 10:44 am. Mr. Wertz responded to Gary K. in a scathing phone call and email. Gary replied that acceptable yard maintenance and an approvable ACC landscaping plan have not been addressed/delivered as required in documented correspondence, and that the Board was following the procedures detailed in our Guidelines, Rules, and Regulations (GRRs) for non-compliance. Additional fines will be imposed in accordance with our GRRs if 1) corrective measures detailed in the June 26<sup>th</sup> letter are not addressed to the satisfaction of the ACC, **and** 2) the fine is not paid. Both items must be addressed within 15 days of receipt of the letter (by July 22<sup>nd</sup>).
  - Liberto-King: A certified letter (dated June 25, 2021) requiring immediate corrective action was delivered to an individual at the Liberto-King residence on July 2, 2021 at 11:39 am. As of July 8<sup>th</sup>, no response or corrective action has occurred. The listed items must be addressed to satisfaction of the ACC within 15 days of receipt of the letter (by July 17<sup>th</sup>) or fines will be imposed.
  - Hansen: A letter dated June 25, 2021 requesting weeds in the drainage ditch be controlled was sent via regular mail. The ACC requested that the work be

accomplished, with actions documented, within 15 days of receipt of the letter. As of July 8<sup>th</sup>, no response or corrective action has occurred. Gary and Michelle will inspect the ditch later this week. If corrective action does not occur by mid-July formal notice of a violation, with imposition of fines, will begin.

- **Community Update:** Official start of construction to widen S. Alkire Street began on July 1<sup>st</sup>. However as of July 8<sup>th</sup>, there is no apparent ground disturbance. No updates on reconstruction of C470.
- **Update BAHOA Website:** The updated website is active. Calvin will add Republic's trash management requirements (from Republic) to the web site. He will also add a statement that trash cans should be hidden from view of the street, per Article I.4 of our GRRs.
- **BAHOA Communication:** Janet and Michelle will send an email to everyone indicating 1) the new web site is active; 2) our annual meeting is coming up on September 9<sup>th</sup>, and 3) trash cans need to be hidden from view of the street.

**Meeting Adjourned at 7:53 pm**

Respectfully submitted,

Tim Shangraw