

Bellevue Acres Homeowners Association Board Meeting Minutes October 14, 2021

Attendance

Due to the COVID19 pandemic, a virtual Board meeting was held. Board members participating were Janet Hinchcliffe, Brian Welling, Michelle Winn, Tim Shangraw, Gary Konwinski, Stephen Winkler, and Tim Christiansan. On behalf of Roger Wertz, Blake Wertz also attended.

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 August 12, 2021 Board meeting and September 9, 2021 Annual meeting were reviewed. Motion was made, seconded and approved to accept meeting minutes as written. Tim Shangraw will have them posted on the BAHOA website.
- **Financials:** Michelle Winn 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:** Michelle Winn reported that GFL has removed an erroneous charge to our former account, and that the account has been closed.

New Business and Updates

- **ACC Applications and Issues:** No new ACC applications were received. All outstanding ACC Plans have been approved. Action items to open enforcement letters have been resolved except for two. The two are discussed below:
 - Wertz: Roger Wertz submitted a new ACC Application on September 23rd, which superseded his two previous Applications received earlier this summer. The new Application has a start date of October 1, 2021 and a completion date of October 31, 2021. The ACC reviewed and approved the new Application.

The Board sent a certified letter to Mr. Wertz on September 10, 2021 that explained the Board's position regarding non-compliance with a number of issues. An additional fine was imposed. Mr. Wertz responded in a certified letter to the BAHOA, posted on September 17th, appealing the accumulated fines. Our PO Box received Mr. Wertz's response on September 20th. Consequently, Mr. Wertz complied with the 15-day time requirement to respond. In his response letter, Mr. Wertz requested a hearing to the Board in accordance with our Guidelines, Rules, and Regulations. That hearing occurred at this meeting. After discussing the issues, the Board agreed to waive the fines under the conditions that 1) the work proposed in the new Application be completed to the satisfaction of the ACC, and 2) that the work be completed by October

31, 2021. Both Mr. Blake Wertz, on behalf of his father, Roger, and the ACC agreed to work cooperatively during work implementation to assure that the ACC would be satisfied with the final work product by the proposed completion date.

- The second open issue is non-response from Johnathan and Luran Liberto-King to a certified letter from the BAHOA dated August 4, 2021. In that letter, the Board reiterated the need to remove trash cans from view of the street, and to move building materials and tools to a location not visible from the street or adjacent neighbors. Because of the homeowner's failure to respond this and previous communication from the Board, a \$50 fine was imposed. To date, the Board has not received a response. Tim Christiansan will prepare a follow-up letter.

- **Community Update:**

- Foothills Parks and Rec replaced dead trees in the Belleview Acres Park with five new ones.
- Regarding widening of S. Alkire Street, a landscaping crew from JeffCo will be onsite this weekend to assess what needs to be done to the common property. Gary Konwinski will coordinate with them.
- Regarding the Bonaventure property on S. Alkire, Gary Konwinski was informed that they intend to move forward with development plans for a senior residential facility, starting in the Spring of 2022. Gary requested that they clean up the existing property beforehand. They indicated they would address it.
- No news on the C0-470 widening.

- **Officer Positions:** The following officer positions were proposed and accepted by the BAHOA Board: Janet Hinchcliffe as president; Brian Welling as vice-president; Michelle Winn as Treasurer; and Tim Shangraw as Secretary.

Meeting Adjourned at 8:12 pm

Respectfully submitted,

Tim Shangraw