

Bellevue Acres Homeowners Association Board Meeting Minutes January 13, 2022

Attendance

Due to the COVID19 pandemic, a virtual Board meeting was held on Zoom. Board members participating were Janet Hinchcliffe, Brian Welling, Michelle Winn, Tim Shangraw, Gary Konwinski, Stephen Winkler, and Tim Christiansan.

Call to Order and Meeting Agenda

Janet called the meeting to order at 7:04 pm. A meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the December 9, 2021 Board meeting were reviewed. Motion was made, seconded and approved to accept the minutes as written. Tim Shangraw will have the minutes 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.

Michelle also presented a draft budget for 2022. Upon review, suggestions were made to increase budgets for fence repair (preliminarily to \$5000) and entrance sign upgrades (preliminarily to \$5,000). Follow-up actions for these line items were identified. First, the Board will need to obtain homeowner approval to reallocate the \$3,961 set-aside for tree planting to upgrade the entrance sign. Brian Welling will prepare a draft Survey Monkey for this request and circulate it to Board members for review and approval. Plan is to finalize and conduct the survey in the next two weeks, then incorporate results into a final budget. Second, additional research into fence repair scope and costs will be needed. This will be performed by Board members ASAP. While the Board anticipates that, without raising dues, these two line items will cause a negative cash flow for 2022, the Board voted to move forward without raising dues because 1) sufficient funds are currently available in the contingency budget to cover the projected shortfall, and 2) additional funds to replenish the contingency budget can be raised in future year(s) when hard costs are available to support a dues increase. Michelle will work with Board members to finalize the budget as the new information discussed above becomes available.

- **Welcome Gifts:** Brian Welling delivered "welcome to the neighborhood" gift cards to Uri and Lana Glushko (12500 W. Belmont Ave) and Will and Vicki Cohen (5305 S. Youngfield Ct.).

New Business and Updates

- **ACC Applications and Issues:** No new ACC applications were received since our December 9th Board meeting. Outstanding action items for the Wertz, Liberto-King,

- and Hansen homes were formally closed and documented. Gary K. will conduct a follow-up inspection for side yard cleanup and removal of trash cans from view of the street for the Matuszewska home.
- **Community Update:** Gary K. reported that:
 - ✓ The top lift of asphalt on S. Alkire Street and completion of the project is a top priority for JeffCo. Placement of the top lift is planned for this Spring as soon as weather conditions and asphalt availability allow.
 - ✓ Maintenance of and snow removal from the new S. Alkire Street sidewalk will be the responsibility of JeffCo. Their snow removal policy is available at the following link; <https://www.jeffco.us/2838/Snow-Ice-Control>.
 - ✓ The JeffCo project inspector, who is working with the construction contractor (Hamon), is preparing a punch list for the project. Punch-list items will include notes or as-builts for modifications to our irrigation system. Gary K. will participate with the spring irrigation system test.
 - ✓ All of the items listed above were documented in an email to Gary K. from Erik Turnquist (JeffCo), dated 12 January 2022.
 - Construction fencing has been installed around the Furniture Row development site, which is located adjacent to Topsy Liquors.

Meeting Adjourned at 8:30 pm

Respectfully submitted,

Tim Shangraw