

Bellevue Acres Homeowners Association Board Meeting Minutes February 10, 2022

Attendance

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

Call to Order and Meeting Agenda

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

General Business

- **Meeting Minutes:** Minutes from the January 13, 2022 Board meeting were reviewed. Motion was made, seconded and approved to accept the minutes as written. Tim S. 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.
- **Neighborhood Survey to Reallocate Funds:** Following up to last month's meeting, Brian Welling prepared and distributed a Survey Monkey to request homeowner approval to reallocate the \$3,961 set-aside for tree planting to upgrade the entrance sign. Twenty-three (23) responses were received electronically, and three (3) were received via direct communication to Brian, for a total of 26 responses. This exceeds the minimum quorum requirement of 15 for a valid meeting, as defined in Article 3.5 of our bylaws. Consequently, the Board considered the survey representative of homeowner interests. Results were 87% in favor of the reallocation and 13% against. Consequently, the Board unanimously decided to move forward with the reallocation.
- **Final Budget and Annual Dues:** Michelle and Tim presented a revised operating budget that incorporates the concepts discussed at the January Board meeting, and results from the reallocation survey. The only differences from the draft budget were 1) cost for fence repair was reduced from \$5,000 to \$2,000, and 2) cost for entrance sign upgrades was reduced from \$5,000 to \$4,000. Without raising dues, these changes still resulted in a negative cash-flow for 2022 of \$3,882. The HOA Board believes this negative cash flow is fiscally prudent because 1) the two big-ticket items largely responsible for the negative balance - fence repair and upgrading the entrance sign - are one-time expenses, and 2) sufficient funds are available in the contingency budget to cover the projected shortfall. In year 2023, the Board will adjust dues and/or spending to produce sufficient revenue surplus (approximately \$1,400) to achieve its financial objective of a \$20,000 contingency balance (i.e., \$18.6k anticipated balance at end of 2022 + \$1.4k = \$20k) by the end of 2023. With this understanding, the Board approved the final budget and annual dues amount. Tim S. will work with Janet Hinchcliffe to prepare and issue a dues explanation letter, worksheet, and statement to HOA members.

New Business and Updates

- **ACC Applications and Issues:** No new ACC applications were received since the January Board meeting. The only outstanding issue was inspection of side yard cleanup and removal of trash cans from view of the street for one homeowner. The homeowner satisfactorily responded to this issue following a pleasant reminder from Gary K. Several new issues were raised concerning storage of cars in driveways and/or side yards whose storage may be in violation of our Guidelines, Rules, and Regulations (GRRs). ACC members agreed to review these issues, as well as schedule a neighborhood walkthrough in early April.
- **Community Update:** Gary K. reported that:
 - At Gary's request to the JeffCo engineer working the S. Alkire widening project, JeffCo has agreed to consider planting a spruce tree at the northwestern corner of our entrance sign area, instead of placing sod there.
 - JeffCo is installing a cross-walk signal at the intersection of S. Alkire and W. Arlington next week.
 - The concrete drain pan recently installed at the western end W. Arlington is very deep and problematic for vehicles crossing it. Gary has requested the JeffCo engineer to revisit the design, perhaps making it shallower and wider. He agreed to revisit the design.
 - **Neighborhood Nuisance Complaint:** In accordance with Article II.J.1 of our GRRs, *Noxious, Dangerous, Noisy, or Offensive Activity shall not be carried on or permitted, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood. (Covenant Articles 7.03, 7.10, and 7.18).* On the evening of January 29th, a party occurred at 5271 S. Zinnia Ct that grew into a neighborhood disturbance necessitating intervention from the County Sheriff. Adjacent homeowners were frightened by loud noise, gunshots, and vehicles traveling fast through the neighborhood. The JeffCo Sheriff is preparing an incident report of the event. Activities that evening were a clear violation of Article II.J.1; accordingly, the HOA Board is preparing a formal Notice of Violation and will issue it, together with the incident report when it becomes available, to the homeowner.

Meeting Adjourned at 8:22 pm

Respectfully submitted,

Tim Shangraw