

## **Bellevue Acres Homeowners Association Board Meeting Minutes April 13, 2023**

### **Attendance**

Board members participating were Janet Hinchcliffe, Michelle Winn, Tim Christiansan, Stephen Winkler, Tim Shangraw, Eldon Sullivan, and Gary Konwinski. Meeting was at the Winkler residence.

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

Janet called the meeting to order at 7:05 pm. A meeting agenda is attached.

### **General Business**

- **Meeting Minutes:** Minutes from the March 9, 2023 Board Meeting were reviewed and approved as written. Tim S. will have them posted on the BAHOA website.
- **Financials:** The monthly Treasurer's report was reviewed and approved. The report is available upon email request at [BellevueAcresHOA@gmail.com](mailto:BellevueAcresHOA@gmail.com). All homeowners have paid their annual dues.

Discussion followed regarding the possibility of investing operating reserve funds in a safe financial vehicle such as treasury bills, CDs, or a money market fund, to earn interest on funds that are not anticipated to be needed in the near future. Preliminary interest rates for Vanguard money markets and 1<sup>st</sup> Bank CDs were discussed. Tim S. offered to reach out to both financial institutions to confirm available vehicles, their rates and timeframes; explore transfer mechanisms within and between financial institutions; and identify requirements to open and maintain accounts.

### **New Business and Updates**

- **ACC Applications and Issues:** Two new ACC applications were received; one for a swim spa in a back yard, and one for a bee hive. Both will require miscellaneous permits from JeffCo. Gary K. brought this to the attention of the two applicants and requested documentation of County approval before the ACC would grant approval.

Discussion then followed about the need to add language to our Guidelines, Rules, and Regulations about any proposed improvement needing to comply with JeffCo's permitting processes as a condition of ACC approval. Such language could be proposed now as draft language now, but would need to be ratified at our annual BAHOA meeting.

Open action items consist of 1) acceptance of Hansen's weed control proposal, and 2) acknowledgement of Gregorio's long-term parking of a car with expired registration in his driveway, and an outstanding need to shield his trash cans from view of the street. Eldon will work with Janet to prepare and submit these letters this weekend.

- **Storage of Construction Supplies:** Gary K. registered a formal complaint with JeffCo for storage of large rolls of AstroTurf on property adjacent to our HOA. Such storage is unsightly to our HOA members and should not be allowed on property zoned for agricultural use. JeffCo inspected the site and informed Gary that, unless the stored material is construction material being held for construction purposes, such storage does not violate current zoning rules.
- **Entrance Sign Upgrades:** Completed action items consist of: 1) trimming trees along W. Alkire St and behind our entrance sign rock; 2) trimming shrubs in front of the entrance sign rock; and 3) adding a timer to the entrance sign light. Remaining action items consist of: 1) importing and spreading additional pea gravel around and behind the entrance sign rock; 2) installing a plug-in receptacle to the entrance sign light box; 3) locating and applying specialized paint to the entrance sign lettering; and 4) possible planting of additional small trees to the sign area. Eldon is taking the lead on these remaining action items.
- **Website Hosting:** Michelle W is continuing to work with Calvin Sawkins on possible use of Network Solutions to store HOA information and allow remote access to it via our website. This would be an alternative to use of our current Google Drive e-cloud, but would be more convenient because Network Solutions is our current web-site host.
- **Spring Picnic:** The annual Spring cookout is planned for June 8th at Foothills Park. Tim C is taking the lead on organizing it. Details will be discussed at the May Board meeting.
- **Garage Sale:** Tentative dates for a neighborhood garage sale are June 2 and 3. Michelle W. with check with Belleview Farms if they want to participate on those days.

**Meeting Adjourned at 8:22 pm**

Respectfully submitted,

Tim Shangraw