

Bellevue Acres Homeowners Association Board Meeting Minutes July 20, 2023

Attendance

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

Call to Order and Meeting Agenda

Tim called the meeting to order at 7:15 pm. A meeting agenda is attached.

General Business

- **Meeting Minutes:** Minutes from the May 11, 2023 Board Meeting were reviewed and approved as written. Tim S. will have them posted on the BAHOA website.
- **Financials:** Michelle presented an updated financial report. The report is available upon email request at BellevueAcresHOA@gmail.com. A motion was made and seconded to approve the report. Motion passed unanimously.

Following up the April 2023 Board meeting, Michelle and Tim S. invested \$20,000 of HOA funds into a 6-month CD with 1st Bank. It pays 5.33% annually and will expire in December 2023. Prior to expiration, a decision will be made as to reinvestment into another CD with 1st Bank.

New Business and Updates

- **ACC Applications and Issues:** No new ACC Applications. Outstanding issues are as follows:
 - Carreon. Weed management in the front yard has been addressed to the satisfaction of the ACC. The \$50.00 fine has been paid. Issue closed.
 - Hansen. Weeds in the ditch are problematic again. ACC will issue another notice of violation letter that includes reinstatement of fines that had been conditionally dropped pursuant to successful implementation of a weed control plan that had been proposed by the homeowner, and approved by the ACC.
 - Gregario. Long-term parking of a car with expired registration and shielding trash cans from view of the street have been addressed to the satisfaction of the ACC. Eldon will close his issue with an acknowledgement notice to the homeowner.
- **Entrance Sign Upgrades:** Action items consist of:
 - A contractor has been retained to install new weed barrier, rock, and edging, around and/or behind the entrance sign rock, and trim back shrubs in front of the rock. He will perform the work next week.

- Installing a plug-in receptacle to the entrance sign light box. Eldon is working with John McGrath to have this installed.
 - Having new block lettering fabricated and installed over the painted letters. Calvin Sawkins is leading this effort and coordinating with Eldon.
 - Planting additional small trees in the sign area. Eldon will purchase new trees and have them installed this fall when the weather cools down.
 - Isaac McGraw, with support from his sister and father, have been retained to mow the entrance area grass, pick up trash, and service the sprinkler system.
 - Tim S. removed weeds along the strip of land adjacent to Alkire, north of the entrance sign.
- **Website Hosting:** No update on this
 - **Legislative Issues:**
 - At this year's State legislative session, various bills were passed requiring HOAs to notify homeowners of: 1) HOA interactions (HB-23-1105); 2) electric vehicle charging stations (HB23-1233); and 3) "water wise" landscaping (SB23-178). Detailed information about each bill is available at <https://leg.colorado.gov>. All homeowner associations in Colorado are required to notify their membership about the existence of these bills.
 - The State of Colorado has established a "Task Force" as an informational system for the content of this new legislation. For more information about the Task Force, homeowners can contact the HOA Information Office (part of the Division of Real Estate within the Colorado Department of Regulatory Agencies).
- The HOA Board agreed to distribute an informational email to BAHOA membership about these legislative bills. Gary will prepare a draft announcement and circulate it to Board members for review and comment.
- **Garage Sale:** A new date for the garage sale was established as July 28th and 29th. Michelle will take the lead in advertising and coordination.

Meeting Adjourned at 8:20 pm

Respectfully submitted,

Tim Shangraw