

**Bellevue Acres Homeowners Association**  
**Board Meeting Minutes**  
**January 15, 2025**  
**Rogers Residence**

**Attendance**

Board members in attendance were: Tim Christiansan, President  
Jodi Rogers, Vice-President  
Michelle Winn, Treasurer  
Open Position TBD, Secretary  
Eldon Sullivan, ACC  
Geoff Price, ACC  
Matthew Sorkin, ACC

**Call to Order and Meeting Agenda**

Tim called the meeting to order at 7:09 p.m.

**General Business**

- **Meeting Minutes:** Minutes from the November 2024 Board Meeting was reviewed and approved. Motion to approve minutes was made, seconded, and motion passed unanimously. Tim will have the minutes posted on the BAHOA website.
- **Financials:** Michelle presented an updated financial report. A motion to approve the financial report was made, seconded, and passed unanimously. The report is available upon email request at [BellevueAcresHOA@gmail.com](mailto:BellevueAcresHOA@gmail.com).
  - The Board acknowledged that the Christmas party was \$90.23 over budget, but had no impact on the 2024 budget.
  - The 2025 budget was reviewed, seconded and approved.
- **Insurance:** After review, due to the significant increase in cost, the general liability insurance was not renewed.

**ACC**

- **ACC Applications and Issues:**
  - ACC: Home improvement application submitted by 5282 Zinnia Court. ACC members approved.
  - ACC has reviewed all Guidelines, Rules, and Regulations for changes, updates, and suggestions. ACC members will bring hard copies of proposed changes, updates and suggestion to next meeting.

**New Business and Updates**

- Secretary
  - Position remains vacant. Michelle Winn to email association members requesting a volunteer.
- Annual Dues and Budget Report to be sent out to all association members.
- Safety and security concerns in the neighborhood were discussed and will include ongoing conversations/recommendations in the future.
- Work Sessions will be scheduled the next few months with the goal to be completed by June for:
  - Updates to the Guidelines, Rules and Regulations
  - Creation of Policies and Procedures for the HOA
- Board will be sending a letter in April, emphasizing property maintenance obligations, and stricter enforcement of guidelines, rules and regulations.

**Meeting Adjourned at 8:52p.m.**

Respectfully submitted,

Tim Christiansan