

Bellevue Acres Homeowners Association Annual Board Meeting Minutes September 8, 2022

Meeting Announcement and Agenda

An invitation to the annual meeting was emailed to Bellevue Acres Homeowners Association (BAHOA) members on August 29, 2022. The meeting date, time, place, agenda, and voting proxy accompanied the invitation. Hard copies of the invitation were also mailed to association members on August 30th. The meeting date, time, and place were also posted on the BAHOA website.

Quorum and Call to Order

Twenty-five homeowners participated in the virtual meeting; eighteen by direct participation and seven by proxy (see attached participation list). This represents 41.7% of the HOA homeowners. Only a 25% participation is required for a quorum. Therefore, a quorum was reached and the meeting was called to order by Janet Hinchliffe, BAHOA president, at 6:12 pm.

Meeting Agenda

The meeting agenda is attached to these minutes.

Introduction of Officers, ACC Members, and New Neighbors

Janet introduced the Board Officers and Architectural Control Committee (ACC) members. Ben Hackett and Lana and Uri Glushko introduced themselves as new neighbors.

Treasurer's Report

The current balance of our Checking/Savings Account is \$30,642.06. We anticipate a year-end balance of about \$26,400, but approximately \$4,000 of this is set aside for improvements to the West Arlington entrance sign. A detailed accounting of revenue and expenses is presented in the attached Treasurer's Report. Motion was made and seconded to approve the Treasurer's Report. It was unanimously approved.

Year in Review

ACC Report: It was another busy year for the ACC. Many Project Applications were submitted to the ACC for review. Most were approved with little or no comment, and within a day or two. However, several homes are not in compliance with our Guidelines, Rules, and Regulations (GRRs) and the Board is working with these homeowners to bring them into compliance. It was stressed that our GRRs incorporate our neighborhood Covenants and Restrictions. A covenant by definition, is a contract between homeowners and the BAHOA. The ACC is obligated to monitor compliance with the Covenants and Restrictions in accordance with our GRRs. The Board is obligated to

enforce compliance with the Covenants and Restrictions. The Board encouraged homeowners to recognize these obligations and support the work the Board is doing.

South Alkire Street Widening Project: The South Alkire Street widening project is complete. It involved a lot of participation and coordination from Gary Konwinski to assure that our sprinkler system was repaired and properly functioning following construction; that the drainage pan across West Arlington Place be replaced with one that is more suitable for vehicular traffic; and that a pedestrian walkway with traffic control lights be installed across South Alkire Street.

Common Property Maintenance and Improvement: Several items were discussed, consisting of 1) upgrading the Belleview Acres entrance area on West Arlington Place; 2) upgrading entrance signs on South Ward Street and South Yank Court, and 3) repairing the privacy fence along South Alkire Street. Each is discussed below:

- **West Arlington Place Entrance Area.** After much discussion, a motion was made, seconded, and passed to establish a subcommittee to design and implement upgrades the West Arlington Place entrance sign that will enhance the visual appearance of the area. Subcommittee members consist of Eldon Sullivan, Bert Milano, Calvin Sawkins or John Benton, Ben Hackett, and anyone else who might express interest in the effort. The subcommittee will start scoping improvements immediately. They will report to the BAHOA Board.
- **Entrance Signs on South Ward Street and South Yank Court:** A request was made to have the signs upgraded and appropriately positioned in these two areas.
- **Repairing Privacy Fence Along South Alkire Street:** The condition of the privacy fence along South Alkire Street, along with repairs that might be needed, were discussed. Board members will research these issues and develop a plan to make necessary repairs.

New Business

Updating Guidelines, Rules, and Regulations per new State Statutes: Earlier this year, Governor Polis signed a number of House Bills and a Senate Bill that affect HOAs. The Board retained legal counsel to review our GRRs for compliance with these bills and provide recommendations, as necessary. The Board has received draft policy language from counsel and will be incorporating it into our GRRs in “plain English” later this year. Changes will then be distributed to BAHOA membership for review and comment. The Board then plans to incorporate comments received into final changes and request approval of the final changes at our next Annual Meeting.

BAHOA Communications: Improving communications between the Board and homeowners was discussed, with a general consensus that homeowners are willing to assist with community needs and/or items of interest, if notified by the Board. Examples of needs and interest include, but were not limited to, tree repair, fence repair, and a neighborhood watch to protect against property theft and/or damage. The preferred means of communication was email. The Board agreed to enhance such communications.

Elections

The Board and other BAHOA members expressed appreciation to the Officers (Janet Hinchcliffe and Tim Shangraw) and ACC member Tim Christiansan for volunteering their time and efforts to fulfill their terms of service to the BAHOA. That left vacancies for four Board members: three to fill Officer positions and one to fill an ACC position. The terms of service for the open Officer positions are two for two years (normal duration), and one for one year (to fill the remaining year of a two-year term).

Three candidates volunteered for the open Officer positions. They consisted of Janet Hinchcliffe, Tim Shangraw, and Tim Christiansan. Janet and Tim Christiansan offered to fill the two, two-year terms. Tim Shangraw offered to fill the one, one-year term. The three candidates were unanimously elected.

For the ACC position, Eldon Sullivan volunteered to fill the one open three-year term. He was unanimously elected.

Meeting Adjourned at 7:12 pm

Respectfully Submitted

Tim Shangraw, Secretary

List of Homeowners Participating in the September 8, 2022 Annual Meeting

Tim Shangraw
Della Chonka
Janet Hinchliffe
Bert Milano
Tim Christiansan
Stephen and Susan Winkler
Michelle Winn
Cindy and Calvin Sawkins
Justin Theis
Shana Wujek
Lana and Uri Glushko
John Benton
Tyler Hansen
Lee Manning
Gary Konwinski
Terry and RuthAnne Arnold
Jason McGraw
Ben Hackett
Jodi Rogers (by Proxy)
Jack Kahler (by Proxy)
Diane Kristie (by Proxy)
Terri Anderson (by Proxy)
Fred Condra (by Proxy)
Chris Ervin (by Proxy)
Larry Beaumont (by Proxy)