

Bellevue Acres Homeowners Association Special Meeting Minutes October 21, 2022

Attendance

A special meeting to address action items detailed in the October 11, 2022 Board meeting minutes regarding the Liberto/King residence (5314 S. Youngfield Court) and Smith residence (5235 S. Youngfield Court) was held on this day. The time, place and purpose of the meeting was requested by two members of the Board (Article 4.4 of our Bylaws) and written notification to Board members was provided at least 48 hours prior to the meeting (Article 4.5 of our Bylaws). Board members participating in the meeting were Janet Hinchcliffe, Michelle Winn, Tim Christiansan, Tim Shangraw, Eldon Sullivan, and Gary Konwinski. A quorum was reached (Article 4.6 of our Bylaws). Meeting was at the Christiansan residence.

Call to Order and Meeting Agenda

Janet called the meeting to order at 2:35 pm. A meeting agenda is attached.

Special Business

- **Liberto/King residence.** Following the October 11th Board meeting, Gary Konwinski inspected the status of the dog cage positioned adjacent Liberto/King's western property line. He confirmed the cage was much larger than that proposed in their ACC Application and its located was further south than that proposed. James Kristie (adjacent neighbor to the west) accompanied Gary with the inspection. Also following the meeting, Tim Christiansan met with Lauren King to discuss the dog cage location and try to mediate a solution. She expressed no interest in doing so. Eldon Sullivan's check with the JeffCo building department revealed that no building permit had been pulled for the dog cage, nor that one was required. Next action item is for Eldon to meet with Lauren King and Jon Liberto to discuss how they intend to remove and/or screen construction equipment, material, and trash from the side of their home, and request a reevaluation of the dog cage location. At that meeting, Eldon will hand-deliver a copy of our Guidelines, Rules, and Regulations (GRRs) for their review.

- **Smith residence.** Eldon reported that a JeffCo building permit had not been pulled for the play structure. All confirmed that the play structure is a detached structure because of its permanence requiring an immovable foundation (concrete piers), its size, and its construction with walls and a roof. Accordingly, all confirmed that a formal letter notifying them that if they proceed with building the structure proposed they will be in violation of Article II.H.1 (Temporary Buildings or Detached Structures Allowed on Lots) and Article IV.B (Design Approval Process) of our GRRs, and fines will be imposed in accordance with Article 5 (Violations) of our GRRs. Gary will prepare a draft letter and circulate it to Board members for review and comment.

Meeting Adjourned at 3:25 pm

Respectfully submitted, Tim Shangraw