

**Bellevue Acres Homeowners Association
Board Meeting Minutes
October 13, 2022**

Attendance

Board members participating were Janet Hinchcliffe, Michelle Winn, Tim Christiansan, Tim Shangraw, Stephen Winkler, Eldon Sullivan, and Gary Konwinski (first hour of the meeting). Other members of the community participated during the public comment period. They consisted of Bert Milano, Diane and Jim Kristie, Julie and John McGrath, Teri Anderson, Jodi Rogers, Will Cohen, and Aaron Martin. Meeting was at the Hinchcliffe residence.

Call to Order and Meeting Agenda

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

Public Comment

- Diane Kristie objected to a dog cage that had been constructed adjacent to the eastern boundary of her property. She believed a site Plan that had been submitted to the ACC for review and approval was neither complete, per Paragraph 1.B of our Guidelines, Rules, and Regulations (GRRs), nor followed. Specifically, she believed the Plan did not include adjacent property information, did not include a street view, and did not incorporate concerns raised by a neighboring property owner (herself). An ACC member clarified that Ms. Kristie was consulted during the review process, and the applicant was requested to relocate the dog cage to another position on the property. The homeowner elected not to do so. Regarding the Plan not being followed, Ms. Kristie believed the size of the dog cage is much larger than that proposed, its location is inconsistent with that of the Plan, the cage has a roof, which was not shown on the Plan, and the cage height was not shown on the Plan. The BAHOA Board appreciated the comments and offered to examine the Plan details and compare them to those of the constructed cage. Additional discussion followed regarding obnoxious and threatening behavior of the dogs. It was understood among participants of the meeting that the homeowner and JeffCo Animal Control are addressing numerous animal behavior complaints. Resolution of such complaints are outside the jurisdiction of the BAHOA.
- Ms. Kristie and other community members raised additional complaints associated with the same 5314 S. Youngfield Court property. Construction equipment, construction materials, and trash are routinely stored on the western side of the home in view of the street and adjacent neighbors. These activities are unsightly and constitute an annoyance and nuisance to the neighborhood. The Board indicated it is working with the homeowner to address these issues.
- Bert Milano indicated that the homeowner of 5235 S. Youngfield Court appears to be moving forward with constructing foundation piers for a playhouse that was not approved by the ACC. The Board appreciated the news and will investigate. Bert also recommended the Board retain legal counsel for review and training of current operating practices.

General Business

- **Meeting Minutes:** Minutes from the August 11, 2022 Board Meeting and September 8, 2022 Annual Meeting were reviewed and approved. 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.

New Business and Updates

- **ACC Operating Protocol:** A new protocol for review and approval of ACC Applications was discussed. It applies to a condition where unanimous approval of an ACC Application by all three ACC members does not occur. In such a case, the Application shall be reviewed by the entire Board, and a supermajority vote of the entire Board will determine approval or disapproval of the Application. A motion was made and seconded to accept this new protocol. The motion passed unanimously. Another clarification to the ACC approval protocol was discussed. It was agreed that approval can be obtained by email, so long as the email approval is documented on the Application form.
- **ACC Applications and Issues:** One new ACC application was received for painting a home. It was unanimously approved by the ACC. Outstanding ACC issues follow:
 - Trash cans hidden from the street: Eldon will inquire with Republic Services about replacing existing 96-gallon trash and recycle bins with smaller bins for homeowners who may prefer smaller bins. He will also research possible screens for outdoor storage of trash and recycle bins. Results will be shared with BAHOA members in an email.
 - The ACC Application for a permanent recreational play structure approximately 12 feet above the ground (in a tree and on stilts) was denied because the structure was determined to be a detached structure and the homeowner already has one. Our GRRs allow only one detached structure per lot. The homeowner was notified of this denial. In a letter dated August 30, 2022 the homeowner appealed the decision for reasons that the Board did not agree with, and notified the Board that they will proceed with constructing the play structure, anyway. The Board will prepare a formal response to the letter. Concurrently, Eldon will check with JeffCo to see if the homeowner might have pulled a building permit for the play structure.
 - As discussed above under Public Comment, several issues associated with the 5314 S. Youngfield Court homeowner require investigation and/or formal responses from the Board. It was agreed that members of the Board will approach the homeowner to try to resolve/mitigate the dog cage issue and have the homeowner remove and/or screen the construction equipment, materials, and

trash from view of the street and neighbors. Eldon will also check with JeffCo to see if the homeowner might have pulled a building permit for the dog cage.

- Stephen W. will prepare a spreadsheet that tracks the status of action items associated with ACC Applications and Issues and present it to the Board next month.
- **Community Update:** No news on community updates.
- **Other Business:**
 - Ditch Weed Control. Stephen W. distributed a proposal from TruGreen to take over ditch weed control for all homes within the BAHOA. Discussion of the proposal was postponed until next month.
 - Board Positions. All agreed to the following Board officer positions:
 - President Janet Hinchcliffe
 - Vice-President Tim Christiansan
 - Treasurer Michelle Winn
 - Secretary Tim Shangraw
 - Note: ACC members were elected to ACC positions by the homeowners. ACC members consist of Gary Konwinski, Stephen Winkler, and Eldon Sullivan.
 - Schedule of Meetings.

Date	Function/Location
November 10, 2022	Board Meeting/Shangraw residence
December 8, 2022	Holiday Party/TBD
January 12, 2023	Board Meeting/Winn residence
February 9, 2023	Board Meeting/Hinchcliffe residence
March 9, 2023	Board Meeting/Christiansan residence
April 13, 2023	Board Meeting/Winkler residence
May 11, 2023	Board Meeting/Sullivan residence
June 8, 2023	Spring Picnic/Belleview Acres Park
July 13, 2023	Board Meeting/Konwinski residence
August 10, 2023	Board Meeting/Shangraw residence
September 7, 2023	Annual Meeting/Belleview Acres Park
October 12, 2023	Board Meeting/Winn residence

Meeting Adjourned at 10:40 pm

Respectfully submitted,

Tim Shangraw