

## **Bellevue Acres Homeowners Association Board Meeting Minutes January 12, 2023**

### **Attendance**

Board members participating were Janet Hinchcliffe, Michelle Winn, Tim Christiansan, Tim Shangraw (via Zoom), Stephen Winkler, Eldon Sullivan, and Gary Konwinski. Meeting was at the Hinchcliffe residence.

### **Call to Order and Meeting Agenda**

Janet called the meeting to order at 7:12 pm. A meeting agenda is attached.

### **General Business**

- **Meeting Minutes:** Minutes from the November 10, 2022 Board Meeting were reviewed and approved as written. 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](mailto:BellevueAcresHOA@gmail.com).

Michelle Winn presented a draft budget for 2023. It was reviewed by and discussed among Board members. A few edits were agreed to that were incorporated into a final budget, which was unanimously approved by the Board. Total budgeted expenses for 2023 were established at \$17,954. That sum, divided by 60 homeowners, equates to \$299.23 per home. A motion was made, seconded, and unanimously approved to set 2023 annual dues at \$300 per home. Michelle will finalize the budget and distribute it to Board members. Janet will prepare a draft dues statement letter that includes the \$300 dues amount and distribute it to Board members for review and approval.

### **New Business and Updates**

- **ACC Operating Protocol:** Stephen W. presented his ACC tracking spreadsheet using Google.doc. He explained how it linked open issues, closed issues, and recurring issues should they resurface, along with links to communication documents related to the issues. He explained how to access the spreadsheet, who has access to it, and who can edit it.
- **ACC Applications and Issues:** One new ACC application was received for weed control, pursuant to a formal request by the ACC. Eldon will take the lead with a written response and circulate it to ACC members for review and comment.

Three other issues were discussed: One for long-term parking of a motor vehicle without current registration and one for trash cans that remain in view of the street. Both of these are recurring issues for one homeowner. Eldon will prepare a draft letter to the homeowner and circulate it to ACC members for review and comment. The third issue is storage of a utility trailer on the side of a home in view of the street. This is a new issue. Eldon will visit with the homeowner and informally request the trailer be relocated.

- **Community Update:** No news on community updates.

**Meeting Adjourned at 8:46 pm**

Respectfully submitted,

Tim Shangraw