

## **Bellevue Acres Homeowners Association Board Meeting Minutes March 9, 2023**

### **Attendance**

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

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

Janet called the meeting to order at 7:07 pm. A meeting agenda is attached.

### **General Business**

- **Meeting Minutes:** Minutes from the February 9, 2023 Board Meeting were reviewed and approved with one minor edit. Tim S. will incorporate the edit and have the minutes 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). All but one homeowner has paid his annual dues. Brooks, the homeowner, explained that the late payment is due to a complication with his bank's payment system. A motion was made, seconded, and approved to waive the late payment penalty provided payment is received this month.

Discussion followed regarding the possibility of investing operating reserve funds in a safe financial vehicle such as treasury bills, CDs, or a money market fund, to earn interest on funds that are not anticipated to be needed in the near future. Michelle will reach out to our accountant to see if our non-profit corporation status will allow us to do this.

Discussion also followed about watering costs that are incurred to irrigate our common property. Our HOA shares a common water meter with Bellevue Farms' HOA, to irrigate our respective common properties. Water is provided from Willowbrook Water and Sanitation District through a single ¾ inch tap that is located near our entrance sign. The tap was purchased in 1987 for Bellevue Acres by Capital Federal Bank. The water meter is located immediately south of our entrance sign rock, beneath Bellevue Acres common property. Our share of the water bill has historically been based on our share of irrigated common property, which until this year, was 33%. Because Bellevue Farms pays the majority of the water bill, the bill is sent to them, and we pay them our percentage of it. With relandscaping of both common properties performed by Jefferson County last year, and our optimization of sprinkler use, our percentage of irrigated property has reduced to approximately 30%. Tim S. negotiated this amount with Don Paus and Neil Jordan of Bellevue Farms on March 3, 2023. Tim noted that our irrigated area may need to change pending upgrades to our entrance sign area. If so, the share percentage will need to be renegotiated with Mr. Paus and/or Mr. Jordan.

## New Business and Updates

- **ACC Applications and Issues:** One new ACC application was received for expanding a flower garden area. It was unanimously approved by the ACC.

Open action items consist of acceptance of Hansen's weed control proposal, and notice to one homeowner for long-term parking of a motor vehicle with expired registration and trash cans remaining in view of the street. Eldon will distribute draft letters to ACC members and Janet H. for review/comment/submittal as soon as he repairs his internet connection.

- **Storage of Construction Supplies:** Gary K. will register a formal complaint with JeffCo for storage of large rolls of AstroTurf on property adjacent to our HOA. Such storage is unsightly to our HOA members and should not be allowed on property zoned for agricultural use.
- **Entrance Sign Upgrades:** Several action items are in progress, consisting of: 1) Scott Smiley (720.732.0710) will trim trees along W. Alkire St and behind our entrance sign rock beginning next week; 2) Baldo ?? will prepare a proposal to import and spread pea gravel around and behind our entrance sign rock next week; 3) John McGrath and his company will add a timer and plug-in receptacle to our entrance sign light box this Spring; and 4) Eldon is working to locate specialized paint and have it applied to the entrance sign lettering.
- **Website Hosting:** Michelle W is working with Calvin Sawkins to explore possible use of Network Solutions, our website hosting firm, to store HOA information and allow remote access to it via our website. This would be an alternative to use of our current Google Drive e-cloud, but would be more convenient because Network Solutions hosts our website.
- **Security Cameras:** Due to the recent theft and illegal home-entry activity experienced in our neighborhood, Tim C. encouraged the Board consider installation of security cameras at key points around the neighborhood.
- **Permanent Decorative Lighting Options:** The possible use of permanent lighting on individual homes that can be used alternately for decorative lighting and/or seasonal decorations was discussed. It was something ACC members were vaguely familiar with, but to date, no one had proposed its use in an ACC Application. ACC members were receptive to the technology.
- **Chicken Farming:** Following up to last month's discussion about raising, growing, or breeding chickens on properties withing our HOA, Article 7.04 of our 1976 Covenants prohibits such activity. Modifying our Covenants to allow for such activity would require approval from owners of 2/3 of the home sites and their lending institutions. Consequently, the Board agreed to cease further action on this activity.

BAHOA Meeting Minutes  
March 9, 2023

## **Meeting Adjourned at 8:23 pm**

Respectfully submitted,

Tim Shangraw