

## **Bellevue Acres Homeowners Association Board Meeting Minutes May 11, 2023**

### **Attendance**

Board members participating were Janet Hinchcliffe, Tim Christiansan, Stephen Winkler, Tim Shangraw, Eldon Sullivan, and Gary Konwinski. Meeting was at the Shangraw residence.

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

Janet called the meeting to order at 7:10 pm. A meeting agenda is attached.

### **General Business**

- **Meeting Minutes:** Minutes from the April 13, 2023 Board Meeting were reviewed and approved as written. Tim S. will have them posted on the BAHOA website.
- **Financials:** Michelle could not attend the meeting, so a Treasurer's report was not available. However, Michelle identified expenses paid during the month via email. All approved the expenses. An updated Treasurer's report will be presented at next month's Board meeting for review and approval.

Follow-up discussion from last month's Board meeting about investing operating reserve funds in a safe financial vehicle occurred. After evaluating alternatives from 1<sup>st</sup> Bank, Ally Bank, and Vanguard, the Board unanimously agreed to move forward with investing in short-term CDs available from 1<sup>st</sup> Bank, largely for security and convenience reasons. A motion was then made, seconded, and approved to have Michelle determine an appropriate amount to invest, then invest that sum in three- or six-month CDs from 1<sup>st</sup> Bank. Tim S will assist with this effort.

### **New Business and Updates**

- **ACC Applications and Issues:** Five ACC applications or issues are in progress, as discussed below:
  - Carreon. An enforcement letter was issued to this homeowner for failure control weeds growing in the front yard. Lack of weed control on the property has been a chronic issue, having persisted for the last three years. Consequently, a \$50.00 fine was imposed, and a Project Plan describing future control methods and an implementation schedule is required. A deadline for payment of the fine and submittal of the Plan is May 20, 2023.
  - Hadley. This Project Plan for back yard improvements was approved by the ACC, pending homeowner's receipt of necessary permits from JeffCo.
  - Theis. This Project Plan for a trampoline was approved by the ACC.
  - Russell. This Project Plan for solar panels and paint color was just received and is being reviewed by the ACC. Installation of the solar power system will require permits from JeffCo.
  - Glushko. This Project Plan for landscaping is being reviewed by the ACC. It will also need JeffCo approval.

Open action items consist of 1) acceptance of Hansen's weed control proposal, and 2) acknowledgement of Gregorio's long-term parking of a car with expired registration in his driveway, and an outstanding need to shield his trash cans from view of the street. Eldon prepared the letters and will forward them to Janet for submittal.

- **Entrance Sign Upgrades:** Remaining action items consist of:
  - Importing and spreading additional pea gravel around and behind the entrance sign rock. A contractor has promised a quote for this work next week.
  - Installing a plug-in receptacle to the entrance sign light box. Eldon is working with John McGrath to have this installed.
  - Applying specialized paint to the entrance sign lettering. Eldon is procuring the paint and will apply the paint when received.
  - Planting additional small trees in the sign area. Eldon is taking the lead on this.
  - Retaining a member of our community to mow the entrance area grass, pick up trash, and service the sprinkler system. Tim S. is working with Jason McGraw and his son to perform this work.
  
- **Website Hosting:** No update on this
  
- **Spring Picnic:** The annual Spring cookout is planned for June 8th at Foothills Park, starting at 6:30 pm. Planning is involving two steps. The first is to request donations for door prizes from homeowners and local businesses. Such donations might consist of items or crafts that homeowners might want to contribute, and/or handouts/donations from local business for advertisement. The second is to issue invitations to HOA members. Invitations will consist of an initial evite and postal mail announcements indicating time, place, door prizes, free food, and an RSVP. Note – the BAHOA will provide food and beverage. A reminder email will follow a week or so later with the same information. Tim C, Janet, and Michelle will coordinate these details, as well as arrange for food and beverages.
  
- **Garage Sale:** The previous tentative date of June 2 and 3 will not work. A new tentative date of June 23 and 24 was proposed. Tim C. will confirm this with Michelle.

**Meeting Adjourned at 8:37 pm**

Respectfully submitted,

Tim Shangraw