

Belleview Acres Homeowners Association
Board Meeting Minutes
February 8, 2024
Christiansan Residence

Attendance

Board members in attendance were: Janet Hinchcliffe, President
Lynda Drum, Vice-President
Michelle Winn, Treasurer
Tim Christiansan, Secretary
Eldon Sullivan, ACC
Rachel Ben-Zadok, ACC
Geoff Price, ACC

Call to Order and Meeting Agenda

Janet called the meeting to order at 7:10 p.m. Meeting Agenda attached.

General Business

- **Meeting Minutes:** Minutes from the January 11th, 2024 Board Meeting were reviewed and approved with edits. Motion to approve minutes was made, seconded, and motion passed unanimously. Tim will have them posted on the BAHOA website.
- **Financials:** Michelle presented an updated financial report. The report is available upon email request at BelleviewAcresHOA@gmail.com. A motion to approve the financial report was made, seconded, and passed unanimously.

ACC

- **ACC Applications and Issues:**
 - No new ACC Applications.
 - Discussions ongoing regarding trash can privacy screens.
 - 5273 S. Xenophon Court to submit plans for trash can screen. Work to be finished in Spring.
 - Discussion regarding car covers and car/ vehicle storage in driveways.
 - Car cover issue observed by ACC fixed without contact needed.
 - Eldon recommended that a courtesy notice be first step of communication of GRR violations to home owners. Example of notice to be discussed at next meeting.
 - ACC to review all Guidelines, Rules, and Regulations for changes, updates, and suggestions. Word Document of GRR's to be sent out to board.

New Business and Updates

- **Community/ Neighborhood Communications**
 - Thursday, March 14th Board Meeting will be at Sullivan home.
 - Thursday, April 11th Board Meeting will be at the Price home.
 - Community Garage Sale weekend tentatively set for Friday June 7th and Saturday June 8th.
 - BAHOA Board Meeting Scheduled for Wednesday, June 5th for finalizing all updates to be sent out to all members for questions and comments before Annual Meeting. Meeting will be at the Hinchcliffe home.

- **Secretary Updates for GRR/ CO HB22/ Standard Operating Procedures (SOP)/ Records Archive and Retention**
 - BAHOA Sub-committee still needs to meet to discuss and implement plan for GRR, CO HB22 implementations into our existing Bylaws and Guidelines, Rules, and Regulations.
 - Work session for paperwork set for March 2nd, from noon to 2 p.m.
 - ACC reviewing GRR's as mentioned above.
 - Work sessions, actionable items, and requests for assistance will be ongoing during this process.
 - Policy and Procedures for HOA board to create consistency in regards to HOA tasks and responsibilities will be ongoing during this process.

Meeting Adjourned at 8:38 p.m.

Respectfully submitted,

Tim Christiansan