

**Bellevue Acres Homeowners Association
Annual Board Meeting Minutes
September 12th, 2024
Waterstone Church**

Attendance

Board members in attendance were: Janet Hinchcliffe, President
Jodi Rogers, Vice-President (Acting)
Michelle Winn, Treasurer
Tim Christiansan, Secretary
Eldon Sullivan, ACC
Geoff Price, ACC
Rachel Ben-Zadok, ACC

Quorum and Call to Order and Meeting Agenda

Twenty-five Association Homeowners participated in the meeting held at Waterstone Church; 16 in attendance and 9 by proxy. (Participation list below). Attendance represents 42% of BAHOA homeowners and 25% participation is required for a quorum. A quorum was met and Janet called the meeting to order at 7:14 p.m.

Introduction of Officers, ACC Members, and New Neighbors

The Board Officers and Architectural Control Committee introduced themselves. No new neighbors were introduced.

Treasurer's Report

Our current balance of our Checking/Savings Account is \$32,382.05. We anticipate a year-end balance of around \$27,000.00. A detailed accounting of revenue and expenses is available upon request. Motion was made to approve. Motion was seconded, and approved unanimously.

ACC Annual Report

ACC neighborhood walk-through occurred on June 30th with the most notable issue throughout the neighborhood being weeds. 9 letters were presented and proposed with a courtesy notice and deadlines of August 4th.

Several ACC applications were submitted and approved. Some changes to the application form have been discussed and will be reviewed by the board.

Ongoing discussion regarding courtesy notice being first step of communication of GRR violations to home owners. Example of notice to be discussed.

ACC has reviewed all Guidelines, Rules, and Regulations for changes, updates, and suggestions. Discussions with the board to take place.

Entrance Area Upgrades

Front Entrance to Belleview Acres at Arlington and Alkire is currently going through transformations and the Board is discussing next steps in keeping our entrance beautiful. The most notable changes at the entrance include the removal of the large tree behind the rocks and the juniper bushes in front of the rocks. A motion for a subcommittee to work on an architectural design for the entrance was made, seconded, and unanimously approved. Subcommittee members are Michelle Winn, Terry Arnold, and Tim Christiansan.

New Business

Board has been working on updating and creating policy and procedures for the board to operate more consistently and efficiently. This includes updating our Rules, Regulations, and Guidelines for compliance with State Statutes. It also includes the creation of policies and procedures for Board business, document retention, fines, collection of fines, and other processes that need updating. The goal as last year is to present any changes to the Association as soon as possible for possible votes during BAHOA Annual Meeting 2025.

BAHOA Google Drive and Google Chat is being utilized by the board to update all storage of BAHOA documents and archives to digital form and process. Calvin Sawkins and Austin Theis, both members of the association, volunteered to lend their expertise to assist in this monumental task.

Elections

Janet Hinchcliffe, Tim Christiansan and Rachel Ben-Zadok fulfilled their volunteer commitments on the board and ACC respectively and this left 2 vacancies on the board and one ACC position. Officer positions are a 2-year commitment and ACC positions are a 3-year commitment.

Tim Christiansan and Matthew Sorkin volunteered for the Officer position and ACC position respectfully. Both were elected unanimously.

Meeting Adjourned at 8:50 p.m.

Respectfully Submitted,

Tim Christiansan

Association Homeowners Participating in the September 12, 2024 Annual Meeting:

Janet Hinchcliffe

Michelle Winn

Jodi Rogers

Tim Christiansan / Karin

Eldon Sullivan

Geoff Price

Rachel Ben-Zadok / Matthew Sorkin

Tim Shangraw

Adam Guse

Burt Milano

Calvin Sawkins

Jim Chonka / Della

Lana Glushko

Amanda Hackett / Ben

Terry Arnold

Austin Theis

By Proxy:

Fred Condra

Gary Konwinski

Chris Ervin

Larry Beaumont / Sue

John Benton

Chris Purcell

Susan Winkler / Stephen

Heather Chessher / Brett

Mark Albers / Janna