

**Bellevue Acres Homeowners Association**  
**Board Meeting Minutes**  
**January 11<sup>th</sup>, 2024**  
**Christiansan Residence**

**Attendance**

Board members in attendance were: Janet Hinchcliffe, President  
Michelle Winn, Treasurer  
Tim Christiansan, Secretary  
Eldon Sullivan, ACC

**Call to Order and Meeting Agenda**

Janet called the meeting to order at 7:07 p.m. Meeting Agenda attached.

**General Business**

- **Meeting Minutes:** Minutes from the November 9th, 2023 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 [BellevueAcresHOA@gmail.com](mailto:BellevueAcresHOA@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.
  - Discussion regarding car covers and car/ vehicle storage in driveways.
  - Eldon to meet with Geoff and Rachel to review all Guidelines, Rules, and Regulations for changes, updates, and suggestions.

**New Business and Updates**

- **Community/ Neighborhood Communications**
  - Michelle to contact Calvin to post 2024 Republic Trash Schedule
  - 5314 S. Youngfield Court needs to have sewage redone. Communication from homeowners will be ongoing so that the board can communicate to neighbors any potential impact from construction process and contractors.

- **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.
  - A timeline for presenting drafts and comments of revisions to HOA members set for end of February 2024. Final versions and a vote to be ready by September Annual Meeting 2024. Timelines to be discussed again at February 8<sup>th</sup>, 2024 Board Meeting
  - Work sessions, actionable items, and requests for assistance will be ongoing during this process.
  - Discussions regarding creation of Policy and Procedures for HOA board to create consistency in regards to HOA tasks and responsibilities.

**Meeting Adjourned at 9:26 p.m.**

Respectfully submitted,

Tim Christiansan