

**Bellevue Acres Homeowners Association  
Board Meeting Minutes  
October 9th, 2024  
Christiansan Residence**

**Attendance**

Board members in attendance were: Tim Christiansan, President  
Jodi Rogers, Vice-President  
Michelle Winn, Treasurer  
Open Position TBD, Secretary  
Eldon Sullivan, ACC  
Geoff Price, ACC  
Matthew Sorkin, ACC (via Zoom)

**Call to Order and Meeting Agenda**

Tim called the meeting to order at 7:11 p.m.

**General Business**

- **Meeting Minutes:** Minutes from the August and September 2024 Board Meetings were reviewed and approved. Motion to approve minutes was made, seconded, and motion passed unanimously. Tim will have the minutes 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.
- **Google Drive:** The Board is committed to creating and saving all BAHOA documentation to our Google Drive. This process will be ongoing for the foreseeable future and significant update will be shared with the home owners when possible. Discussions, trainings, and updates will occur as time and availability occurs.
- **Members In Attendance and Discussions:** Kevin Reichenbach of 12890 Belmont Ave attended the meeting to discuss his ACC application from May 15, 2024 that needed to include a new front door and the painting of the exterior brick of the residence. After discussion and review; a motion to add an approved addendum to include the front door and painting of the exterior brick was made, seconded, and approved. Tim will write the addendum to add to the original ACC application and it will be saved in the residence file.

**ACC**

- **ACC Applications and Issues:**
  - ACC: No new applications submitted.

- Ongoing Issues and Resolves
  - 12649 W. Belmont Ave working on siding on west side of house.
    - Issued Resolved
  - 12839 W. Belmont Ave Fence and weeds
    - Issue Resolved with follow up in the Spring
  - 12610 W. Belmont Ave Weeds, yard maintenance
    - Issue Resolved
  - 5291 Zinnia Court Weeds, Roof, shrubbery, siding, paint,
    - Meeting to be set up with home owner.
  - 5251 Zinnia Court Yard, Vehicle storage
    - Fines discussed. Meeting with Home Owners to take place.
  - 5246 S. Yank Court weeds
    - Issue Resolved
  - 5271 Zinnia Court, Fence and weeds. Orange fence?
- ACC has reviewed all Guidelines, Rules, and Regulations for changes, updates, and suggestions. Discussions with the board to take place.
- Procedures for ACC interactions to include a beginning, middle, and end.

## **New Business and Updates**

- **Community/ Neighborhood Communications**
  - Front Entrance to Belleview Acres at Arlington and Alkire: Committee needs to set meeting for recommendations back to the board.
  - Communication between Board Members and Home owners was discussed and the board will work on Procedures regarding this.
  - First discussions for Holiday party are ongoing and there will be an update for the November meeting.
  - BAHOA Meetings have currently been changed to Wednesday nights instead of Thursday nights and future meeting to be discussed at the November meeting to post to the website.

## **Meeting Adjourned at 8:31 p.m.**

Respectfully submitted,

Tim Christiansan