

Bellevue Acres Homeowners Association Board Meeting Minutes July 9, 2026

Attendance

Board members participating were Geoff Price, Matt Sorkin, Gary Konsinski, Nadine Dame, and Tim Shangraw. Meeting was at the Dame residence.

Call to Order and Meeting Agenda

Tim S called the meeting to order at 7:07 pm.

General Business

- **Meeting Minutes:** Minutes from the May 7, 2026 were not available for review. They will be revisited at the next Board meeting in August.
- **Financials:** Nadine presented an updated financial report. The report is available upon email request at BellevueAcresHOA@gmail.com. A motion was made and seconded to approve the report. Motion passed unanimously.
- **Debrief of Spring Picnic.** This year's Spring Picnic was held on June 4, 2026 at the Bellevue Acres Park. Approximately 40 people attended. It was a socially casual event that went well. The food, purchased from Chick-Fil-A, was provided by the HOA, and was well received. Non-alcoholic beverages and kid toys (bubble makers) were also provided by the HOA. Many thanks to Jodi Rogers for organizing the effort.

New Business and Updates

- **ACC Applications and Issues:**
 - One application for painting a home was received and approved by the ACC.
 - A request for approval for a foundation to expand the home was received and approved by the ACC.
 - On June 5, 2026, the ACC submitted an enforcement letter to a homeowner regarding removal of unpermitted fence gates on the property. The letter had a 30-day timeframe to address the non-compliance, or face imposition of fines. As of the day of this meeting (July 9th), the homeowner had not responded. Consequently, the Board unanimously agreed to move forward with imposition of fines. Gary Konwinski will prepare a second letter notifying the homeowner of the non-response and fine imposition in accordance with State law.
- **Fidelity Bond for HOA Board Members:** In accordance with our newly adopted Bylaws, the Board is carrying a Crime/Fidelity policy that protects the HOA against fraudulent management of HOA financial assets. Tim S. will check on the status of the policy and renew it, as appropriate.
- **Lawn Care Contractor.** The lawn care contractor retained by the HOA has provided the HOA with a Certificate of Insurance, but to date has not serviced the

common property. Tim S is contacting them to be more responsive.

- **Motorized vehicles in Belleview Acres Park.** Many of our homeowners have witnessed a significant increase in traffic of motorized bikes and scooters throughout our neighborhood streets and in Belleview Acres Park. While it was understood that regulation of such vehicles is outside of the jurisdiction of the HOA, witnesses who observe unsafe or inappropriate operations should report such observations to the JeffCo Sheriff.

Meeting Adjourned at 7:50 pm

Respectfully submitted,

Tim Shangraw