Belleview Acres Homeowners Association

Board Meeting Minutes – Public Meeting

Thursday September 10th 2026

Attendance:

- Tim Shangraw
- Matt Sorkin
- Matt McReavy
- Nadine Dame
- Geoff Price
- Gary Konwinski
- Jodi Rogers
- 20 Homeowners in Attendance
- 8 Proxy

Tim called the meeting to order at 7:00 PM.

General Business:

- New Neighbor
- Year in Review
    - Holiday Party – Approx 35 People
    - Spring Picnic – Approx 40 People
- Trash and Recycling
    - Renegotiated 3 year contract – reduced cost.
    - Additional Trash cans available for an additional cost.
    - 30 yard rolloff included every year.
- Crime Theft Insurance Policy
    - Theft, forgery, robbery, etc.. – to protect the reserves we have in the bank.
    - $500 deductible. $50,000 coverage.
    - Protects board members, and volunteers.
- ACC Status
    - Number of project applications - working to approve within a week generally.

    - Neighborhood walk thru - haven't had a dedicated walk thru.
    - We have sent courtesy letters - all have been taken care of.
    - Question: Post walk thru times of ACC board. Last year they did a whole board walk thru of all 60 houses. Did we use that? Yes.
    - Question: How long projects run.
    - Question: Eldon - revised covenants do mention closing dates on long term projects.
- Common Property Maintenance
    - Tim has been maintaining at no cost (Thank you)
    - Water was reduced to stay compliant.

Financials:

- Treasury report by Nadine
- Trash services reduced to $765/m
- Balance on CD and Checking Account
    - Reserves are back up.

Amended Bylaws

- Board is working to modify to bring in compliance with state laws.
- Talked about Xeriscaping requirements.
- Talked about Enforcement

General Questions:

- Why are things not being enforced? We are. Letters are being sent, fines are being collected.
- Reserve Cap – How much are we looking to collect? TBD.

Status of HOA Documents:

- Thank Those Involved - Steering Committee - John Benton, Calvin, Geoff Price, and Tim.
- Second is Review Committee - 9 people. Another 4 that are board members.
- Articles of Incorporation Filed Nov 2025
- Bylaws - filed Feb 2026 - 34 homeowners approved.
- Phase 1 - Clarify Covenants, Regulations, Rules and Guidelines Documents - We need 40 members (super majority)
- Phase 2 - Add Additional Covenants.
- Hoping to get phase 1 approved this fall. Phase 2 sometime 2027.

Other:

- Talked about the requirement of defensible space surveys required for certain construction on homes.

Elections:

- Geoff, Jodi, and Nadine are retiring.
- Bill Hadley is now on the ACC. Voted in by majority.
- Mark Albers Volunteers for board position.

MEETING ADJOURNED at 8:10PM

Respectfully submitted,

Matt McReavy