

Bel-Aire Estates Home Owners Association Meeting Minutes

TYPE OF MEETING: Annual Homeowners Meeting

DATE AND LOCATION: February 12, 2015 – 7:00 PM
Mission Hills Club House

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw
Richard Lewis
Janet Buckner
Eric Cook
Katie Cole

BOARD MEMBERS ABSENT: None

OTHER ATTENDEES: “n” homeowners representing “n” households

MEETING CALLED TO ORDER The meeting was called to order at 7:15 PM

REVIEW AND APPROVAL OF MINUTES

No prior meeting minutes were reviewed.

PURPOSE OF MEETING

- Report on last fiscal year
- Discuss issues of importance to homeowners to consider as objectives for upcoming year
- Elections to Board of Directors
- Review and vote on proposed amendments to Declarations of Covenants

DISCUSSION

- After the meeting was called to order, Richard Warshaw introduced the board members and two guests:
 - Judi Sodik, hired as bookkeeper for the HOA
 - Gary Tobey, attorney specializing in CCIOA law
- Richard Lewis covered the 2014 highlights and accomplishments of the board:
 - Amended and revised bylaws and articles to be compliant with CCIOA and reflect practices
 - Researched and confirmed state law regarding common assessments or dues
 - Budget and expense refinements and operational efficiencies
 - Enhancements to website
 - Revised policies and approaches to HOA fines and liens for infractions
- Katie Cole presented the 2014 budget to actuals, 2015 proposed budget, and current financial standing of the HOA
- Janet Buckner summarized the proposed amendment and took questions from homeowners.
 - Board determined that a quorum of meeting attendees plus proxies met the requirements for amending the covenants

- The amendment regarding board composition and duties <? How much detail is necessary in the minutes?> was passed by 2/3 of homeowners
- Janet Buckner managed the election of a new board member.
 - Eric Cook has met the term limits, leaving room on the board for one new member
 - Missy Wiggs was nominated and elected
- Open Forum for homeowner questions, concerns, and ideas
 - A committee was formed to determine the options available for the greenbelt
 - Volunteers: Buck Boze, Russ Sandstede, Eric Cook
 - Other items:
 - Can we advertise on our website?
 - Salt at entrances during snow/ice storms
 - Remove/replant tall grass at entrance that blocks sign

DATE FOR NEXT MEETING

The next meeting of the board has not yet been scheduled.

ADJOURNEMENT

The meeting was adjourned at 9:00 PM