

Bel-Aire Estates Home Owners Association Annual Meeting Minutes

TYPE OF MEETING: Annual Homeowners Meeting

DATE AND LOCATION: Thursday, January 21, 2016- 7:00 PM
Mission Hills Club House

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw
Richard Lewis
Missy Wiggs
Katie Cole

BOARD MEMBERS ABSENT: Janet Buckner

OTHER ATTENDEES: 23 homeowners representing 17 households
15 homeowner proxies representing 8 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.

MEETING AGENDA & PURPOSE

1. Determination of quorum
2. Welcome & Introduction: **Richard Warshaw**
3. Homeowner Safety: **Aurora Police Dept. PAR Officer Phipps**
4. 2015 Highlights of Board Accomplishments & Directions: **Richard Lewis**
5. 2015 Financials & 2016 Budget: **Katie Cole**
6. Amendment of Declaration of Covenants Discussion: **Richard Warshaw**
7. New Homeowners/Property Updates: **Missy Wiggs**
8. Nomination & Election of Director: **Richard Warshaw**
9. Open Forum: **Richard Warshaw**
10. Meeting Adjournment: **Richard Warshaw**

DISCUSSION

- After the meeting was called to order, Richard Warshaw introduced the board members and one guest:
 - PAR Officer Phipps spoke to homeowners about safety
- Richard Lewis covered the 2014 highlights and accomplishments of the board:
 - Board of Directors continued to review and clarify the Associations governing documents and covenants, including By-Laws and Policies
 - The following operational accomplishments were presented and discussed:
 - Secured a snow removal service for this winter
 - Addressed landscaping & maintenance challenges including:
 - Hiring of new tree service to maintain the 75 trees on Purdue and the Quincy Rd. Greenbelt

- Hiring an Arborist to resolve issues w/several diseased trees and fertilization/feeding of trees & shrubs, to save existing trees and prevent the spread of disease to other trees
 - Quincy monument flood light replacement w/new LED lighting, to save on electricity and maintenance
 - Repairs to over 50 joints on columns on the greenbelt wall
 - Major repairs to sprinkling system
- Reviewed issues brought to the board from homeowners:
 - Covenant violations for property landscaping
 - Covenant violations regarding trailers & RV's
 - Placement of "No Solicitation" signs at each monument
- Katie Cole presented the 2015 budget to actuals, 2016 proposed budget, and current financial standing of the HOA
 - Discussion included an explanation of the short-term increase in legal fees
- Election of a new board member.
 - Katie Cole has met the term limits, leaving room on the board for one new member
 - Carl Brockmeyer was nominated and elected
- Open Forum for homeowner questions, concerns, and ideas
 - Meetings with local police to discuss threats and theft prevention best practices; especially around the holidays
 - Meetings with wildlife experts to discuss living safely with wildlife
- Welcomed 8 new homeowners

DATE FOR NEXT MEETING

The next meeting of the board has been scheduled for March 2nd.

ADJOURNEMENT

The meeting was adjourned at 9:00 PM