

## **Bel-Aire Estates Home Owners Association Board Meeting Minutes**

TYPE OF MEETING: Board Meeting

DATE AND LOCATION: June 10, 2015 – 6:30 PM  
Richard Warshaw's House

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

BOARD MEMBERS ABSENT: Janet Buckner

OTHER ATTENDEES: Judi re: HOA financials

MEETING CALLED TO ORDER The meeting was called to order at 6:45 PM

REVIEW AND APPROVAL OF MINUTES Prior meeting minutes were approved

### PURPOSE OF MEETING

1. John Buckner Service
  - a. Discussion on HOA or board member contributions
2. Recurring Business
  - a. Bookkeeping discussion (Judi)
    - i. Annual Dues discussion/warning letters
    - ii. YTD financials
  - b. Discussion of outstanding fines/liens/letters
  - c. Landscaping company issues
3. Other Business
  - a. Any open issues

### DISCUSSION

1. John Buckner Service
  - a. No official HOA monetary contributions for funerals (too difficult to be consistent); board may issue notifications/condolences
2. Recurring Business
  - b. Bookkeeping discussion (Judi)
    - i. Water bill for May very high (particularly given that May was a very wet month)
      1. Smitty checked rain sensor in April: suspect sensor set too low and therefore not working correctly
      2. RWarshaw to follow-up

- ii. YTD financials
  - 1. Discrepancies versus budget: Landscaping and Legal
    - a. Landscaping: behind due to very dry March
    - b. Legal: Overages will be balanced/offset once Homeowner fees are collected (in P&L, relate homeowner fines/fees to Legal costs)
  - c. Discussion of outstanding fines/liens/letters
    - i. Baba – in hands of attorney
    - ii. McNeil – behind 1 year HOA dues; another letter will be sent
    - iii. Bronson – paid in full
    - iv. Lopez – owe \$1,000 (reduced from \$3,270). Letter sent 6/3/15 notifying homeowner that next step is to get attorney involved
    - v. DeNardi – paid late; lawn is bad – follow-up in person (did we decide who will follow up?)
  - d. Landscaping company issues
    - i. Weeds at entrance and along greenbelt are bad.
    - ii. RWarshaw met with Ahn; issue was corrected (are we therefore sticking with Ahn’s service?)
- 3. Other Business
  - e. Any open issues
    - i. Break-ins: How can we notify homeowners? Need emails for notices – get from Judi what she has on file.
    - ii. Advertising on our website: Should it be allowed?
    - iii. Summer party to be held at the Eastwood’s on 8/22/15.

DATE FOR NEXT MEETING            The next meeting of the board has not been scheduled, but there will be at least one more board meeting prior to the HOA summer party.

ADJOURNEMENT                      The meeting was adjourned at 7:50 PM.