

## BEL-AIRE ESTATES HOMEOWNERS ASSOCIATION MINUTES

TYPE OF MEETING: 2017 Annual Meeting Meeting

DATE AND LOCATION: January 19, 2017  
Meadow Hills Golf Course Club House  
3609 S. Dawson St. Aurora, CO 80014

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw  
Janet Buckner  
Teresa Marshall  
Richard Lewis

BOARD MEMBERS ABSENT: Missy Wiggs

OTHER ATTENDEES: Judi Warkentin, Bookkeeper  
17 Homeowners

PROOF OF NOTICE OF MEETING

MEMBERS CHECKED IN AND A QUORUM WAS DETERMINED

MEETING CALLED TO ORDER: 7:15 pm

REVIEW & APPROVAL OF MINUTES: Minutes from previous board meeting  
approved with no changes

PURPOSE OF MEETING: Annual HOA Meeting

DISCUSSION:

2016 OVERVIEW: Richard Lewis presented an overview of all the work that the Board of Directors accomplished in 2016 which was also sent in letter format to all residents of Bel-Aire Estates HOA.

2016 BUDGET & FINANCIALS: Janet Buckner and Richard Warshaw reviewed the 2016 financials and presented the 2017 budget for approval, which was approved. Judi, Warkentin, bookkeeper was also available to answer any questions pertaining to the financials and budget.

AURORA WATER & CONSERVATION PRESENTATION: Tim York, RLA, CLIA Sr. Water Conservation Specialist for the City of Aurora, presented a session on Water Conservation, Irrigation and Xeriscape as well as a Q&A session. Cost saving, on site evaluations of properties and irrigation systems are available through his department. This is a free service to all homeowners through the City of Aurora.

RELATIVE TO NEW HOMEOWNERS: New homeowners were introduced and property updates were presented to the homeowners

RELATIVE TO BEL-AIRE ESTATES ANNUAL BBQ: It was discussed that since there was really no one really wanting to host the party this year it was decided to have the annual BBQ every other year.

RELATIVE TO THE HOA WEB-SITE: It was discussed that the web-site in its current configuration needed a complete overhaul with a new web carrier. Board to talk to Jason Kirk who recently moved to reconfigure on a per hour basis to be determined or find an outside firm to re-do the wen-site

Q&A SESSION WAS OPENED:

ADJOURNMENT: The meeting was adjourned at 9:05 PM

Janet Buckner, Bel-Aire Estates Secretary