

Bel-Aire Estates Homeowners Association Board Minutes Meeting Minutes

TYPE OF MEETING: Board of Directors

DATE AND LOCATION: 1/12/2019, 4206 S. Dawson St., Home of Richard
Warshaw, Board Member

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw
Richard Lewis
Theresa Marshall

BOARD MEMBERS ABSENT: Missy Wiggs
Janet Buckner

OTHER ATTENDEES: Kimberly Lourier

MEETING CALLED TO ORDER: 12:45 pm

REVIEW & APPROVAL OF MINUTES: Minutes from previous 10/17/2018 board meeting were approved.

PURPOSE OF MEETING: Quarterly Board Meeting & Annual Meeting Review

DISCUSSION:

YE FINANCIALS: All financial statements were discussed. The expired CD was renewed for 12 mos. At a higher rate of return. The possible second CD would be pending the decision of a Greenbelt xeriscape project.

OUTSTANDING FINES/LIENS: Discussion of any outstanding fines and or liens. Currently there are no outstanding fines or liens on any property within the HOA.

HOMEOWNER CONSTRUCTION PROJECTS AND IMPROVEMENT REQUESTS: There were a few new construction projects at this time that were approved.

PROPERTY MAINTENANCE DISCUSSION: Discussed current warning letters and possible fines levied on certain properties that have not complied with covenants. Currently there are no outstanding warning letters out for 2019

GREENBELT: A discussion on what to do with the greenbelt. Board has received two (2) quotes for a re-do of the greenbelt and monuments. Both have been asked to re-quote due to pricing and plans. The project would include a partial xeriscape of the greenbelt. An additional quote is to be obtained. In the process of applying for the Aurora Neighborhood Grant Program that may pay up to \$5,000 if approved. R. Warshaw is following up on details and application process.

2019 Annual Meeting: Went through and presented the slide deck for the upcoming annual meeting. Additional tweaks and changes were made to some of the slides

RECURRING BUSINESS: Discussed homes for sale, new residents. There are currently no homes for sale. Also discussed was the Ballard replacement and city meeting progress. The damaged ballards have been replaced but still awaiting the city on what they intend to do if anything with the curve.

Contract with a company for snow removal for the upcoming winter season has been secured.

Also discussed trash bins being left out on driveways to be tabled until annual meeting. A new HOA newsletter will be established and sent out to residents. Newsletter to be done by Kimberly Lourier. Not yet determined the frequency of the newsletter. Looking at on either a quarterly or bi-annual newsletter. For future newsletters they will be placed on the HOA website.

HOA SECURITY CAMERAS: Two of the cameras are installed and operational. Still awaiting the install of the 3rd camera due to a change in the placement of camera and awaiting approvals. A resolution has been drawn up to be placed in the by-laws.

NEIGHBORHOOD WATCH: Attended a Neighborhood Watch Program meeting and the information will be presented at the annual meeting with guest speaker.

BOARD TERM DISCUSSION: Discussion took place regarding the new resolution that was drawn up by the HOA attorney regarding the term limits for board members. The current by-laws will be modified to reference the new changes that have been discussed and approved.

DATE FOR NEXT MEETING: Other than Annual meeting on Jan. 17 the next board meeting is TBD. Approx. March/April time frame

ADJOURNMENT: Meeting was adjourned at 2:00 pm

Respectfully Submitted by Richard Warshaw, HOA President