

Bel-Aire Estates Homeowners Association Board Minutes Meeting Minutes

TYPE OF MEETING: Board of Directors

DATE AND LOCATION: 10/17/2018, 14570 E. Navarro Pl., Home of Richard Lewis, Board Member

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw
Janet Buckner
Richard Lewis
Theresa Marshall
Missy Wiggs

BOARD MEMBERS ABSENT: No One

OTHER ATTENDEES: Kimberly Lourier
Suzanne Leff, Attorney at Law

MEETING CALLED TO ORDER: 6:40 pm

REVIEW & APPROVAL OF MINUTES: Minutes from previous 07/18/2018 board meeting were approved.

PURPOSE OF MEETING: Quarterly Board Meeting

DISCUSSION:

MEET NEW ATTORNEY:

The board met with the new HOA attorney, Suzanne Leff. Discussed several topics related to the covenants and By-Laws and issues such as board terms, security cameras.

YTD 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. Warning letters were sent to seven (6) homeowners regarding non-compliance with covenants.

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.

2018 ANNUAL BBQ: The annual BBQ was held at the home of Richard Lewis on Sunday, August 26th and had the largest turnout to date for the annual BBQ. Over 65 responded with approx. 55 attending.

RECURRING BUSINESS: Discussed homes for sale, new residents. There are currently two homes for sale. Also discussed was the Ballard replacement and city meeting progress. 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. Also, a new HOA news letter 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.

HOA SECURITY CAMERAS: The board has decided that due to the extraordinary amount of crime that has occurred within Bel-Aire Estates as well as Meadow Hills that a contract is to be secured with a company to provide security cameras at both entrances to the subdivision. These cameras will be license plate reading cameras only.

DATE FOR NEXT MEETING: Dec/Jan TBD

ADJOURNMENT: Meeting was adjourned at 9:00 pm

Respectfully Submitted by Richard Warshaw, HOA President