

**BEL-AIRE ESTATES HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 16, 2020 Minutes**

TYPE OF MEETING: Annual Mandatory

DATE AND LOCATION: 1/16/2020, 3609 S. Dawson St. Aurora, CO 80014
(Meadow Hills Clubhouse)

BOARD MEMBERS
IN ATTENDANCE: Richard Warshaw
Richard Lewis
Janet Buckner (late arrival)

ABSENT BOARD Theresa Marshall
Kimberly Lourier

MEMBERS: (See sign-in list)

OTHER ATTENDEES: None

PURPOSE OF MEETING: Annual Board meeting

MEETING CALLED TO ORDER: 7:10pm

- I. General announcements by RW: missing Board members, new resident intro (Christoferson), homes for sale (corner of Dawson & Purdue), quick agenda review
- II. Overview of topics by RL
 - A. Welcome new members -Christoferson
 - B. Bylaws reviews and amendments
 - C. Operational issues
 1. Snow and landscape vendors
 2. Curb on purdue & city of Aurora re guard rails
 - D. Bank account - rotating CDs
 1. 12month - 50K (Bellco)
 2. Change of HOA acct to Bellco due to privacy concerns re RW's personal accounts
 - E. Feedback from residents
 1. Prty landscape & maintenance
 2. Trailers & RVs
 3. Trash cans
 4. Unlicensed and/or # of vehicles - property value affected
 5. Security - Flock
 - a) After installation of Flock no report of incidents
 - b) Flock 36 states using Flock. Flock solved 400 cases, 110 police departments using Flock
 - c) Meadowhills HOA chose Vigilant which is tied to APD

- F. Summary of Overview: Board continues to review and clarify governing documents, trying to stay in compliance; enhanced fine policy while improving effectiveness; streamlined HOA operations; expert presenters to inform residents
- III. Greenbelt (RW)
 - A. Grant application for partial xeriscape
 - 1. 20,000 to split among 5 HOAs (\$5000 max/HOA, BelAire applied for \$3000)
 - 2. Application process explained different departments involved- water, traffic, real property, planning (6 page application submitted)
 - 3. 30 applications entered, BelAire was denied-chose HOAs where homeowners did work
 - B. Re-landscape greenbelt
 - 1. Board decided to use money in reserve
 - 2. Before and after pictures shown
 - a) Resident questions re greenbelt: origination of red marks - still unknown
- IV. Financials
 - A. 2019 revenue & expenses overview:
 - 1. collected \$1000+ due to bank interest, late fees, homeowner fines, transfer fees
2019 expense overview: landscaping budget \$20K, spent \$60K, Water over budget because did not anticipate extra usage to get sod established
 - 2. Balance sheet reviewed and explained (RW & RL): current assets +83K
 - a) Relatively stable income, change of fine policy = less income
 - b) Expenses increased especially bc of landscaping
 - c) Insurance have increased-underinsured for wall
 - d) Repairs and maintenance
 - e) Security system (4.5K/yr but will increase to 6K in 2020)
 - f) HOA events & legal
 - g) Categories not included: admin, bookkeeping, snow removal, electrical, taxes, office supplies, postage, licenses, water
 - 3. Budget
 - a) Taking in 35K and spending 41K, eventually have to raise dues
 - b) Don't want reserve to fall below 50K, dues have not increased in 20 yrs
 - c) Need to consider what expense can we eliminate
 - d) Expect to increase w/in 2-3 years
 - 4. Insurance
 - a) Q from resident: what else does insurance cover besides the wall? -Someone suing HOA or Board
 - 5. Community shared garbage vendor
 - a) Previously attempted but couldn't get resident agreement
 - b) Include as part of dues?
 - c) Contracted residents-would HOA be willing to reimburse residents for breaking contract?
 - d) Resident comment: confirm what will/won't be picked up
 - e) Board will look into options and present at later time
 - 6. Recap and Final comments re financials
 - a) Most expenses are needs and not wants - not much waste
 - b) possibility of water usage decreasing
 - c) Researching better landscaping/snow vendors
 - (1) RW to speak w/ snow removal regarding plowing snow in cul de sac
- V. Trash Containers

- A. City of Aurora Residents Code Enforcement - it is an actual Aurora regulation that trash cans cannot be left out in unsightly manner
 - B. Board will be sending out letters to homeowners and will begin assessing fines. Board will be more aggressive about enforcing this policy.
- VI. Trailers & Campers
- A. Allowed to have on property for up to 2 days but many stay longer.
 - B. Not going to be excessively aggressive about enforcement but will be sure they are not remaining on property for 2+weeks
- VII. Home Improvements
- A. All exterior improvements must be approved by HOA Board prior to beginning work
 - B. Does not include large areas of resodding
 - C. Sheds are biggest issues
- VIII. Fine Policy Amendment
- A. 1st violation warning letter - 15d to respond
 - B. 1st violation letter - 21d to comply per Board's direction or ask for hearing to dispute
 - C. If no response after 21d, fine is levied -depending on violation
 - D. At Board's discretion additional fines may be levied - minor, moderate, serious
 - E. Main intent of fine policy is NOT to collect money, goal is to have homeowners maintain property in proper condition
- IX. FLOCK - Safelist sign up
- A. License plate reading system - website link provided for residents' car registrations
 - B. Board grants police access to look at footage. No Board member or resident will view
- X. Board Member
- A. Janet and Theresa exiting Board
 - B. Barb Schwultz and Caroline Kim nominated and accepted
- XI. Bylaws and Amendments (RL and JB)
- A. Introduction of Amendment to compensate Board president as independent contractor
 - 1. RW currently spends countless hours fulfilling role as president
 - a) Communicating w/ realtors, residents, vendors, neighboring HOAs, city officials
 - b) Preparing for meetings, admin work, banking, researching
 - 2. Proposal is to pay \$600/month; this would offset 2K/yr for bookkeeper
 - 3. Pay is with position - RW's term finishes in 2021 unless he runs again
 - 4. Homeowner feedback
 - a) Legally sound? - attorney drafted amendment
 - b) Criteria for next president? Board will need to evaluate work and put together "score card" to make transparent to residents; draw up job description?
 - c) \$600 sufficient? The compensation should not be paying the mortgage but at least provide a small incentive (K Management was charging by hour)
 - d) Does not need to be voted on. Board just presenting to be transparent
 - e) Must be independent contractor in order to stay on Board - will begin in Jan and bookkeeper (will be paid for Jan) will be eliminated.
- XII. Vehicle Driveway and Street Parking Covenant Proposal
- A. Received complaints from homeowners and potential new homeowners about excessive cars
 - B. RW reading of covenant amendment - needs 67% homeowner approval - 55 homeowners
 - 1. Street parking up to 2 consecutive days unless written consent from Board
 - 2. Should use garage spaces for parking
 - 3. No more than 6 vehicles parked on lot or street on regular basis
 - 4. No more vehicles parked in lot than # of garage spaces
 - C. Feedback from homeowners:

1. City rules: unlicensed or expired tag vehicle not allowed on street
2. Set time restriction for parking on street
3. Parking on street affects street cleaning, emergency vehicle and snow removal
4. Pro: Detracts from home value and needs to set higher bar.
5. Con: Why limit number of cars to 6? Can it be 7? Multigenerational homes should be considered.
6. temporary exceptions with Board approval -dangerous slope for exceptions.
7. Enforcement: Need to go door to door to get signatures. Will there be compliance?
8. Addressed the problem directly? Particular home has been approached. 6-7 drivers and 11 vehicles at one point. Probably need to approach again. **RL and JB volunteered.**
9. Rental home currently for sale is another concern w/ multiple drivers.
10. **Board will revise and present again**

XIII. Mail Box - Theft

- A. Use locking insert

XIV. Purdue Curve

- A. Posts have been knocked down 3x - \$1000 to repair
- B. City says guard rails not possible. Suggested "traffic flow conservation?" Posts are actually not allowed
- C. Speeders - speed bumps not allowed due to emergency vehicles. Suggestion to put up speed reader. **RW will address with City when discussing curve**
- D. Snow removal on Purdue - anywhere else to put it since snow does not melt on wall side?
 1. **Request not to pile near wall**

XV. Sign posting limitation

- A. Political signs allowed 45d prior to election and must be taken down 7d after
- B. Bylaw is online

XVI. Communication

- A. HOA Website - please access for updated information and Board meetings
- B. Please provide email - HOA only has 40%
- C. Saves money on postage; better way to communicate
- D. Vendor recommendation on website not recommended bc of liability issue
- E. Start quarterly newsletter again. Email newsletter (liability if recommendations on newsletter?**RW will ask attorney about liability**)
- F. Ladies night