

BEL-AIRE ESTATES HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES AUGUST 12, 2020

PURPOSE OF MEETING: Quarterly Board Members Meeting

TIME and LOCATION: 7:00pm RL home

BOARD MEMBERS Richard Warshaw, Barb Schwulst, Kimberly Lourier, Richard Lewis, Caroline Kim, Teresa Marshall

OTHER MEMBERS: Mohammed Alali, Modi Alyoussef, Lema Alali

IN ATTENDANCE:

MEETING CALLED TO ORDER 7:27 pm

REVIEW AND APPROVAL OF MINUTES: Jun 8 and July 24 Board meeting and Special meeting minutes reviewed and approved

I. FINANCIAL REVIEW - (RW)

- A. Balance sheet as of July 31 - total: 89,466.76
 - 1. 11K -checking, 50K -CD, 27K-MM
 - 2. CD renewal due in Oct 2020. Do we renew all 60K?
 - a) Move money in MM and put into checking
- B. Budgeted Income
 - 1. Income - \$1K over 30K budget due to fines and bank interest
 - 2. Expenses - spent 25,340 of \$35K budget - cancelling BBQ helped
 - a) Insurance - umbrella policy decided to keep
 - b) Landscape - adjusted budget with new landscaper
 - c) Camera - will increase to 6K/year (2K/camera)
 - d) Admin fees - RW compensation and expenses for meetings
- C. Expenses over budget
 - 1. Snow and water
 - 2. Notices received about electric and water increases
 - a) Tier 1 is currently 20,000 gals, next year = 5,000 gals
 - b) Prices did not go up much but the amount allotted per tier significantly decreased

II. HOA DUES -

- A. Determining Need
 - 1. reserves depleting - at what point do we need to replenish?
 - 2. Currently have 89K in reserve. Year end = 75K
 - 3. Need to determine what is minimum amount to hold as reserve
 - 4. Eventually have to raise - hasn't gone up in 21 years

5. If dues raised to 600/yr = \$15K extra increase
- B. Residents' Concerns
 1. Decrease property value
 2. Last time tried to increase residents upset - board president fired
- C. Reasons To Increase:
 1. Maintaining greenbelt so costly
 - a) Yearly tree treatment (\$5K) - 75 trees
 - b) Every 3 year tree trimming (\$8K last time done)
- D. Communal Trash Collection
 1. Tying trash dues as part of HOA dues may be negatively received
 2. Lowest rate estimated per home \$200/yr (even with discount)
 3. If HOA decides to incorporate collective trash then \$200 HOA due increase is insufficient
- E. How and When To Inform Residents
 1. **Send letter to residents before annual meeting to get feel of reaction**
 - a) Will there be an annual meeting?
 - b) Possibility of scheduling earlier annual meeting
 - c) **Need to check Bylaws regarding scheduling of mandatory meetings**
 2. Set up zoom meeting to discuss the reasons for the increase?
 3. Door-to-door option of informing residents?
 4. Invoicing Annual Dues
 - a) semi- annual - invoice once at beginning of year

III. NEW BUSINESS

- A. 4248 S. Dearborn Ct. sold at 775K
- B. Not sure if it is to be used as group or assisted living home

IV. RESIDENT APPEAL FOR EXCEPTION TO NEW AMENDMENT

- A. Board History
 1. RL shared personal experience with prior HOA Board and fines
 2. Previous Board president fired because of excessive fining
- B. Board Responsibility to Enforce Covenants
 1. RW discussed complaints received regarding excessive cars
 - a) Other neighbors and realtors complaining
 2. RW shared difficulty of being neighbor and Board President
 3. Board researched other HOA covenants and sought attorney's advice
- C. Resident Appeal for Exception (MA)
 1. There are currently 6 adult drivers and 1 minor ready to drive (6months)
 2. Cultural norm to have many family members in one house
 3. Parks two cars in garage. Other space is used as studio space for their children studying architecture.
 4. Previously did inquire about building another garage
 - a) Received city approval; need HOA and neighbor approval

5. Plan to build detached garage on other side of where current garage is and also install U-shaped driveway. Garage will be more in the back than on the side of house.
6. Resident will make aesthetically pleasing - planting trees to cover
7. Lema to draw the plans and submit to Board
 - a) Board (RW) will present plans to neighbor

D. Amendment Status

1. Amendment passed, notarized but not filed with city due to shutdown
2. Board agrees to wait to notify residents until filed with city
 - a) Buys time for Alali family

E. Possible Challenges to Garage Addition

1. Neighbor disapproval
2. Structure has to match house and be harmonious to the neighborhood
3. Other homes with secondary garage are all on same side of existing garage. Second garage on opposite side may be problem

V. WARNING LETTERS AND FINES

A. Weed and lawn care

1. XXXX residence - Did not respond to 1st warning letter. 2nd letter will be sent out
2. XXXX residence - 1st and 2nd letter no responses. Board decided to fine \$10/day up to Oct. 1 and restart May 1. Meadowhills resident complained to RW about this property. Letter will be sent.

B. Trash cans

1. Resident has responded to warning letter and moved cans inside

VI. HOMEOWNER REQUESTS FOR IMPROVEMENTS

A. None at this time

VII. SECURITY SYSTEM

A. Meadowhills Security System

1. Signed 5 year agreement with Vigilant for 8 cameras (solar operated)
 - a) 2 at Hampden & Dawson, 2 at Hampden and Jefferson, 2 at Lehigh and Elkhart, 2 at Carson and Eagle
2. \$6K for maintenance, Cameras additional cost
3. Vigilant system integrated with APD
4. Data goes into national database
5. Vigilant runs 24/7 ; Flock is motion censored
6. Both Flock and Vigilant are only license plate reading systems
7. Meadowhills has asked Bel-Aire to use Vigilant and absorb cost of 2 cameras
 - a) Board will do due diligence but would need to look at contract

B. Bel-Aire Security System

1. Resident (MA) asked about HOA purchasing own camera system vs. paying yearly rate.
 - a) WIFI issue
 - b) Storage of Data
 - c) Privacy

VIII. ROLLOFF CONTAINER

1. Wait until Spring 2021 to set up
2. Possibly have 2 containers in 2 different locations
3. Mention plans to have containers when doing zoom call

IX. GATED COMMUNITY - (MA asked about possibility of)

- A. Extremely expensive
- B. HOA would own streets - no longer city responsibility
- C. Access problem with emergency vehicles
- D. Too sharp of a turn into neighborhood from Quincy

X. ADJOURNMENT - Meeting Adjourned - 9:14 pm