

BEL-AIRE ESTATES HOMEOWNER ASSOCIATION BOARD MEETING MINUTES JANUARY 9, 2020

TYPE OF MEETING: Board of Directors

DATE AND LOCATION: 1/9/20, Richard Warsaw's home

BOARD MEMBERS
IN ATTENDANCE: Richard Warsaw
Richard Lewis
Theresa Marshall
Janet Buckner (via speaker phone)
Kimberly Lourier (via speaker phone)

ABSENT BOARD
MEMBERS: None

OTHER ATTENDEES: Barb Schwultst (Bel-Aire Estates resident)
Caroline Kim (Bel-Aire Estates resident)

PURPOSE OF MEETING: Quarterly Board meeting

MEETING CALLED TO ORDER: 6:55pm

REVIEW AND APPROVAL
OF MINUTES: None. Brief discussion of new meeting minutes style - approved

- I. Bylaw Amendments (drafts passed out for review)
 - A. Limit on number of vehicles on lot
 - 1. Limit of 6 vehicles-6 based on Parker HOA provision w/atty agreement
 - 2. # of vehicles outside would depend on total garage door vs.actual space
 - 3. 3rd revision w/attorney
 - 4. Need 55 homeowners to agree; may need to go door-to-door for signature
 - 5. Complaints received by JB and RW about bikes and cars for particular home
 - a) Garage is not being used for parking cars
 - b) Something in covenant about bikes?
 - c) Leaving lawn mower outside - in covenant
 - d) Covenant also covers backyard maintenance
 - e) RL & JB to approach resident about this issue before annual mtg
 - 6. 9-car garage home: questionable. Actual #of doors is 3
 - a) Need to consider verbiage
 - 7. Drivers vs. people? What if there are 7 drivers?
 - a) Homeowners w/ more drivers get special consideration?
 - 8. Other homes complained about regarding excessive vehicles
 - a) "murder" home

- B. Compensation for HOA president
 - 1. Paid as independent contractor in order to still be on board
 - 2. It can be Board decision but attorney recommends getting feel of member reaction at annual meeting. Does not need to be voted on.
 - 3. Current bookkeeper (Judy) being paid \$155/month
 - a) If compensation approved, bookkeeper would not be needed
 - b) If compensation approved, mileage expense not issue
 - 4. JB and KL approve of compensation amendment
 - 5. RW will not continue on if not paid (not meant as a threat)
 - 6. Currently HOA is spending more than HOA taking in
 - a) Taking in \$30,800, spending 41K. Paying RW spending increase to 46k
 - b) Eventually reserves going to be jeopardy - should not go below 50K

C. Presentation of Amendment

- 1. JB suggest RW present log of hours at annual
- 2. Amendment will be brought up by JB and RL
- 3. Anticipated opposition by members - increase of dues
- 4. Dues have not increased in 20 years
 - a) Expenses continue to increase -present 5 year data of expenses
 - b) Diseased trees cost 6K/yr - can't do every year
 - c) Have to explain to residents that eventually dues will go up bc of increased cost
- 5. Previous HOA management company was Kreski-was paid
 - a) a lot of income generated by fines
 - b) Wanted to increase dues to 600/year-misrepresented Kiowa law.
 - c) HOA board let him go but had to pay off rest of year. Had to rewrite bylaws.

(JB and KL leave conversation)

II. Budget/Financials

- A. 2 budgets will be presented at annual meeting.
- B. Financials will be presented at annual meeting so no need to go over today

III. Maintenance Issues - Warning letters, Fines/Liens, Complaints

- A. 3 fines levied:Kims, Kohler, McNeil (one outstanding for \$150 - others paid)
- B. No maintenance warning letters going out because of winter
- C. No active construction/improvement projects

IV. Security

- A. Meadowhills HOA going to use Vigilant and going wireless.
 - 1. Linked to APD -APD has 24hr control over system
 - 2. Concern where they are going to install at Bel-Aire entrance

V. Board Members - Resignations and Elections

- A. JB stepping down and BS replacing-will need nomination and approval
- B. CK will need nomination and approval -TM will remain as alternate
- C. KL will remain on
 - 1. Brief discussion of revival of newsletter. RW and KL recently discussed doing 2020 Spring and Summer newsletter

- D. HOA Bank account needs another signer once JB steps down
 - 1. BS volunteers to be signer on bank account
- E. Forecast of new membership: RL and RW terms are up in 1 year
 - 1. RW will stay on as long as getting paid
 - 2. Both can be voted to remain on unless someone else steps up

VI. Annual Meeting

- A. Logistics - will bring 2 long extension cords
 - 1. Move lectern on side - set up computer so can access mic
- B. Slide presentation
 - 1. Welcome & intro - RW
 - 2. Review and Highlights - RL
 - 3. HOA opportunities for improvement
 - a) No expert speaker this year. Options for next year - Flock rep, Arborist
 - b) 2015-APD, 2017- Aurora water, 2018 -Animal services 2019- Neighborhood watch
 - c) Trash can storage -need to enforce strongly
 - (1) Do we need to send letter to everyone?
 - d) Front and backyard improvements must be approved
 - 4. RW will present financials, budget, greenbelt project
 - a) Budgeted income 30K, actual 31,835
 - b) Budgeted expenses 44K, actual 79K (44K over) mostly due to greenbelt
 - c) Visual needed - graph to be created by RL
 - (1) Revenues - dues, fines, transfer fees, interest (constant)
 - d) Water was 2100 over budget
 - e) Flock expense to increase from 1500 to 2000/camera (x3)
 - f) Repairs & maintenance
 - (1) Cage for manifold - budgeted for
 - g) Insurance premium increase still need to be investigated
 - h) RW presented balance sheet - CD, MM, chkg account balances
 - (1) Last year vs. this year comparison - do we want to show at annual meeting? No
 - i) Budget #1 - w/o compensation
 - j) Budget #2 - w/compensation and take away bookkeeping
 - (1) Actual expenses were at 41K -way under what we are taking in
 - (2) Have ready to show in case
 - k) Greenbelt -RW overview of grant application process w/City of Aurora
 - (1) Pictures of before and after
 - 5. Reorder of slides - RW to send RL link to reorder
 - 6. TM will present new homeowner update
 - 7. Board of Directors - do we need discussion?
 - a) Election of new Board members
 - 8. Covenant amendment - Compensation - JB and RL
 - a) Need to be transparent even though Board decision
 - b) Payment is with position not person

- c) Possibility of paying less? RW- nothing less than 500
- d) Would take effect immediately (Jan)

9. Bylaws amendment - Excessive vehicles - JB and RL

10. Amended Fine policy

- a) Specify # of days between warning letter
- b) Need hearing if fine is excessive
- c) Daily fines may be levied - light, moderate and severe

11. Open Forum - mail theft, ladies night, solicitation, website

12. Adjournment

VII. Old Business

A. HOA document purge

- 1. Need to sort through boxes in JB's house
- 2. Scan what needs to be kept
- 3. Financials - keep forever; meeting minutes 5 years
- 4. Use a service?

VIII. Adjournment