

Bel-Aire Estates Homeowners Association Board Minutes Meeting Minutes

TYPE OF MEETING: Board of Directors

DATE AND LOCATION: 3/26/2019, 4206 S. Dawson St., Home of Richard Lewis, Board Member

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw
Richard Lewis
Theresa Marshall
Kimberly Lourier

BOARD MEMBERS ABSENT: Janet Buckner

OTHER ATTENDEES: Barb Schwulst (alternate board member)

MEETING CALLED TO ORDER: 7:15 pm

REVIEW & APPROVAL OF MINUTES: Minutes from previous 1/12/2019 board meeting were approved.

PURPOSE OF MEETING: Quarterly Board Meeting

DISCUSSION:

YTD FINANCIALS: All financial statements were discussed. A 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 (3) 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. 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.

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. Determined the frequency of the newsletter to be on a quarterly basis. For future newsletters they will be placed on the HOA website.

HOA SECURITY CAMERAS: All of the cameras are installed and operational. A resolution has been drawn up and signed by the board to be placed into the by-laws.

NEIGHBORHOOD WATCH: Attended a Neighborhood Watch Program meeting to become certified in the program. Must attend 4 meetings in a calendar year.

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.

ANNUAL MEETING PRESENTATION DISCUSSION: Discussed what transpired at the HOA Annual Meeting in January as well as how the presentation went and feedback from homeowners in attendance.

DATE FOR NEXT MEETING: Approx. June/July time frame TBD

ADJOURNMENT: Meeting was adjourned at 8:45 pm

Respectfully Submitted by Richard Warshaw, HOA President