

Bel-Aire Estates Homeowners Association Board Minutes Meeting Minutes

TYPE OF MEETING: Board of Directors

DATE AND LOCATION: 6/25/2019, 4206 S. Dawson St., Home of Janet Buckner, board member

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

BOARD MEMBERS ABSENT: None

OTHER ATTENDEES: Barb Schwulst (alternate board member)
Caroline Kim (possible future board member)

MEETING CALLED TO ORDER: 7:15 pm

REVIEW & APPROVAL OF MINUTES: Minutes from previous 3/26/2019 board meeting were approved.

PURPOSE OF MEETING: Quarterly Board Meeting

DISCUSSION:

YTD FINANCIALS: All financial statements were discussed.

OUTSTANDING FINES/LIENS: Discussion of any outstanding fines and or liens. Currently there is only one (1) outstanding fine on a property within the HOA for non-payment of annual HOA dues.

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 two (2) outstanding warning letters out for 2019 with another 7 to be sent out.

GREENBELT: The HOA did not get the Neighborhood Grant for the greenbelt project. The board did however go ahead with the project and awarded it to one of the landscaping companies that bid on the project. The project is to begin within the next month. In the interim the current landscaping is to cease all maintenance with the ongoing project until complete. Once complete the current company is no longer going to be used and the company doing to xeriscape will do the weekly maintenance until the season is over.

RECURRING BUSINESS: Discussed homes for sale, new residents. There is currently one home 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. There is a new traffic calming project for the city and am awaiting them to contact us.

Also discussed trash bins being left out on driveways which is against covenants as well as an Aurora City ordinance. Letter to be sent out to all residents.

A new HOA newsletter will be established and sent out to residents. Newsletter to be done by Kimberly Lourier. All future newsletters will be placed on the HOA website.

HOA SECURITY CAMERAS: All of the cameras are installed and operational. Since go-live there have been no incidents to report. Meadow Hills is also looking at installing camera systems in the HOA.

NEIGHBORHOOD WATCH: Attended a Neighborhood Watch Program meeting to become certified in the program. Must attend 4 meetings in a calendar year. Not going to spend the money for signs.

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 HOA BBQ: To be held at the home of Richard Lewis on August 24th from 4-8:00 PM. Letter to be sent out 3-4 weeks prior and catering TBD.

DATE FOR NEXT MEETING: Approx. Sept. time frame TBD

ADJOURNMENT: Meeting was adjourned at 8:45 pm

Respectfully Submitted by Richard Warshaw, HOA President