

## **Bel-Aire Estates Homeowners Association Board Minutes Meeting Minutes**

TYPE OF MEETING: Board of Directors

DATE AND LOCATION: 9/18/2019, 4124 S. Elkhart St., Home of Janet Buckner, board member

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

BOARD MEMBERS ABSENT: None

OTHER ATTENDEES: Barb Schwulst (alternate board member)  
Caroline Kim (possible future board member)  
Suzanne Leff, Attorney for HOA

MEETING CALLED TO ORDER: 7:00 pm

REVIEW & APPROVAL OF MINUTES: Minutes from previous 6/25/2019 board meeting were approved.

PURPOSE OF MEETING: Quarterly Board Meeting

DISCUSSION: Amendment to the By-Laws with Suzanne Leff, attorney. Discussed making changes to the existing fine policy, board member terms, HOA insurance policies and HOA past documents on what to keep and what to shred.

YTD FINANCIALS: All financial statements were discussed. Also discussed was the renewal of the CD at BBVA bank or moving it to another bank as well as possibly changing the HOA banking institution all together.

OUTSTANDING FINES/LIENS: Discussion of any outstanding fines and or liens. Currently there is only one (2) outstanding fines on a properties for unsightly maintenance of yards.

HOMEOWNER CONSTRUCTION PROJECTS AND IMPROVEMENT REQUESTS: There are no new projects that have been asked to be approved.

PROPERTY MAINTENANCE DISCUSSION: Discussed current warning letters and fines levied on certain properties that have not complied with covenants. Currently there are two (2) outstanding warning letters with fines out for 2019.

GREENBELT: Greenbelt project is completed and the maintenance is to be taken over by the company that did the project. There are sprinkler system issues in that many need to be either capped off or moved.

RECURRING BUSINESS: Discussed homes for sale, new residents. There is currently one home for sale. Also discussed 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

Contract to be secured for snow removal.

HOA SECURITY CAMERAS: All of the cameras are installed and operational. Since go-live there have been no incidents to report. Meadow Hills is still evaluating camera systems but is leaning toward the Vigilant system.

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 MEETING: Discussed when to hold the annual HOA meeting for 2010. Looking at the first or second week of January. To be held at Meadow Hills Golf Club.

DATE FOR NEXT MEETING: Approx. Dec/Jan. time frame TBD

ADJOURNMENT: Meeting was adjourned at 8:45 pm

Respectfully Submitted by Richard Warshaw, HOA President