

**BEL-AIRE ESTATES HOMEOWNER ASSOCIATION**  
**ANNUAL HOMEOWNERS MEETING**  
**JANUARY 14, 2021 Minutes**

TYPE OF MEETING: Annual Mandatory

DATE AND LOCATION: 1/14/2021 via ZOOM

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw  
Richard Lewis  
Barbara Schwulst  
Caroline Kim  
Kimberly Lourier  
Theresa Marshall (alternate)

OTHER ATTENDEES: See List Attached

PURPOSE OF MEETING: Annual Board meeting

MEETING CALLED TO ORDER: 7:05pm

- I. WELCOME AND INTRODUCTION: Presentation of current Board members by R.W.
- II. **PRESENTATION OF AGENDA** - presented by R.W,
- III. **WELCOME NEW RESIDENTS:** - presented by B.S.
  - A. 4248 S. Dearborn Ct. and 14800 E. Purdue Pl.
- IV. **2020 HOA ACCOMPLISHMENTS AND DIRECTIONS** - presented by R.L.
  - A. Covenant Amendments regarding vehicles, parking, property maintenance
    1. Passage of Amendment regarding vehicles
  - B. HOA Operations
    1. Diseased trees, maintaining greenbelt and challenges with increase in costs
    2. Securing snow removal service
    3. Purdue curve - City communication limited due to COVID
    4. Transfer of funds to HOA Money Market
  - C. Security
    1. New contract signed with Flock
    2. Mail box theft and car break-ins
  - D. Annual Meeting Special Guest Speakers/Presenters
    1. Would like to secure speaker at every annual meeting
- V. **HOA 2020 P&L REVENUE OVERVIEW** - presented by R.W.
  - A. Expenses
    1. Discussion of underbudgeted categories: Fed. Tax, Office Supplies, Water and Postal Box

- B. Revenue vs. Expense line graph presented
  - 1. Demonstrating expense increase over time while income stays flat
- C. 2021 Budget
  - 1. Annual due increase explanation
    - a) HOA operational costs increasing; need to preserve value of neighborhood
    - b) Limited revenue
    - c) Maintain a reserve fund for emergency
    - d) Explanation of increase based on CPI -dues not raised in 20+ years
  - 2. Questions regarding Budget from residents
    - a) Can we expect to see \$200 increase every year? *No, this rate should hold for awhile*
    - b) 77k in reserves - is there a report? *No, followed with discussion on past/future use of reserve - tree trimming*

**VI. HOA SECURITY - VIGILANT VS. FLOCK-** RW presenting

- A. Meadowhills HOA Vigilant Security System
  - 1. Bel-Aire consideration of partnering with Meadowhills, however, concerns:
    - a) Control of access to footage
    - b) Footage tied directly to APD (unconfirmed)
    - c) Need to sign 5yr contract w/ Meadow hills HOA
    - d) Bel-Aire's expenses: insurance, installing camera, replacement costs
  - 2. Board resigned 2yr contract w/Flock at current rate.
  - 3. Resident Comments:
    - a) Data would be stored in cloud for 30 days
    - b) Vigilant cameras more expensive than Flocks
    - c) Explanation of Board member's and police access to footage
    - d) Vehicle license plate capture
    - e) Limited data for capturing more than vehicles (privacy issue as well)
    - f) Flock runs on solar energy
    - g) Motion activated vs. 24/7 recording

**VII. HOA OPPORTUNITES FOR IMPROVEMENT** - presented by R.W.

- A. Property Improvements
  - 1. Must obtain Board approval for front and back yard improvements before beginning the project.
- B. Short Term Rental of Roll-Off Dumpsters
  - 1. 3-day rental for 3 tons of debris
  - 2. Items not allowed: fridges, fuels, electronics, flammables, tires, paint, batteries
  - 3. Location and monitoring of dumpster
  - 4. Notification to residents

**VIII. HOA BOARD TERMS** - presented by R.W.

- A. Proposed Resolution of staggered Board terms
- B. 3 members in their first 3-year terms: K.L., B.S., C.K.
- C. 2 members completed their 2nd 3-year term in 2020: R.W., R.L.

- D. Election of 2 open Board Seats
  - 1. 1st term - 2021-2023
  - 2. 2nd term - 2024-2026
- E. Nominations for Board Seats
  - 1. Richard Warsaw
  - 2. Richard Lewis
- F. No Voting Required

**IX. HOA ANNUAL MEETING OPEN FORUM** - presented by R.L.

- A. HOA Website and email address reminder for news, alerts, meetings, minutes, updates
- B. Mail theft - links provided for purchase
- C. Ladies Night - contact provided

**X. ANNUAL MEETING ADJOURNMENT** - Meeting Adjourned at ?

MEMBER IN ATTENDANCE:

Sandy and John Jones  
 Don and Teresa Marshall  
 Ann Habeger and Tom Herbst  
 Rick and Cora Walkup  
 Xiaoshu Gan  
 Minky & Kris Henley  
 Tom Farber  
 William Mosley  
 Frank Dexter  
 Liz Schaeffer  
 Russ and Kristi Sandstede  
 Frank Eby  
 Janet Kapp  
 Elizabeth Vonau  
 Tim & Kim Vanstelle  
 Ghada Timani  
 Fred Kohler  
 Lori & Buck Boze

RESIDENT ADDRESS:

14840 E. Purdue Pl.  
 14569 E. Navarro Pl.  
 4066 S. Carson St.  
 4237 S. Dearborn Ct  
 4225 S. Dawson  
 4236 S. Dawson St.  
 14811 E. Navarro Pl.  
 4240 S. Elkhart St.  
 4246 S. Dawson St.  
 14800 E. Purdue Pl.  
 14659 E. Navarro Pl.  
 14632 E. Oberlin Pl.  
 14640 E. Navarro Pl.  
 4082 S. Eagle Ct.  
 14581 E. Oberlin Pl.  
 4250 S. Elkhart St.  
 14633 E. Purdue Pl.  
 4091 S. Eagle Ct.

**Unidentified:**

"Ipad" user 50+older gentleman with glasses  
 Galaxy Note 10 user-no picture  
 Older lady alone with glasses

\*address only appeared on Zoom so not sure who was in attendance

\*\* can't recall if one or both attended