

## **BEL-AIRE ESTATES HOMEOWNER ASSOCIATION BOARD MEETING MINUTES APRIL 6, 2021**

PURPOSE OF MEETING: Quarterly Board Meeting

TIME and LOCATION: 7:30pm Zoom

BOARD MEMBERS: Richard Warshaw, Barb Schwulst, Kimberly Lourier (absent),  
Richard Lewis, Caroline Kim, Teresa Marshall (alternate)

OTHER MEMBERS: Mary Beth Cross-(shadowing)

IN ATTENDANCE:

- I. Review and approval of Previous Minutes
- II. Financials
  - A. Balance Sheet
    1. checking balance and MM balance report
  - B. P&L- budget vs. actual
    1. Currently under budget
    2. 3 homes with unpaid/partially paid dues.
      - a) Late fee assessed after Feb (\$25)
      - b) Interest charged at 18% interest - \$9
    3. Negative feedback about increasing fees
      - a) One person negatively commented on the increased dues
    4. No outstanding fines, violation letters or homeowner complaints
  - C. Snow Removal Complaints
    1. Vendor came out on Sunday and blade on truck broke-could not get Bobcat
    2. Cul De Sacs not done well and snow piles in front of driveways; was called out again
    3. This was monster storm - where do you put this much snow
    4. City only did Dawson St. in Meadowhills
    5. Carson Street - still complaints of neglect
    6. 4-6in limit - personal judgment call by RW, case by case situation
  - D. Vehicles Parking
    1. No parking on street b/w 12a-5a
      - a) Resident suggested that HOA install signs
      - b) Board response: signs won't change behavior
      - c) Covenants are on website; possibly post on homepage
      - d) Only a few homes that violate the covenant
  - E. Mailbox Theft
    1. Still ongoing issue; seems to happen every 2-3 weeks

2. Usually occurs between 1-5a
- F. Tree Maintenance
1. Review of arborist (Senske Services) Invoice - \$6K
    - a) Treatment for fertilizing, pine bark needle spray, root injections, emerald ash bores
  2. Dead trees that need to be removed on greenbelt: 2 trees and possibly crab apple tree
  3. Monster services for tree removal - reasonable rates
- G. Greenbelt Maintenance
1. MB&J Landscaping (previous vendor before current)
    - a) Proposal sent for \$9100 (\$1300/m) for season
    - b) Stopped using because expensive
  2. Current vendor \$7000 - same services
  3. Board agreed to maintain current vendor
- III. Excessive Vehicles In Driveway
- A. Resident and Board have been going back and forth with design/drawing of proposed structure
  - B. Drawing most recently submitted about 3 weeks ago
    1. Appears to be no concrete connection from current driveway to proposed driveway - would need to extend the driveway
    2. Size of structure seems too large - Why 60ft?
    3. Drawing is not to scale - would not pass with City
    4. Resident would be allowed a total of 4 vehicles on driveway if this structure erected
    5. Height - must be one car garage height
    6. Board to respond initially to resident that a response will be sent shortly; Board will send email with following questions/requests: (RL to draft letter and send to personal email RW)
      - a) Intentions on structure use - do we need to have resident sign an agreement to park the vehicles in garages along with approval of structure?
      - b) Drawing to scale and more detailed dimensions-architect/engineer stamped drawing preferred; examples of professional drawings previously submitted to be provided with letter/email
      - c) Intentions on how structure will be built - professionally?
- IV. Annual BBQ
- A. Plan on the event this year - people seem ready for it; vaccine is readily available, will be outdoors
    1. Can cancel if situation changes - Tentative August date
    2. Great chance to reconnect with neighborhood
- V. Roll-off Dumpsters
- A. Concerns about monitoring what gets dumped. RW to look into locking mechanism
  - B. Meadowhills hires company to come and pick up trees/branches

1. Bel-Aire does not have the trees for it
  2. Every 3-5 years Bel-Aire has to trim trees/bushes. We can request the vendor to allow residents to bring their limbs for mulching to coincide with their service **RW will check to see if they would allow this**
- VI. Vigilant Security System at Meadowhills
- A. RW has received feedback from MH residents
    1. Footage was unreadable - resident requested viewing of Flock's capture
    2. Very unsightly
  - B. APD is NOT going to partner with Vigilant
  - C. Churchill HOA - video sent by MC to RW - APD par officer spoke on ways to deter theft
    1. PAR officer mentioned LPR cameras.
    2. Heather Gardens - strong criminal activity increase
- VII. ADJOURNMENT - Meeting Adjourned - 8:51pm

**\*Action items in red**