

BEL-AIRE ESTATES HOMEOWNER ASSOCIATION

SPECIAL BOARD MEETING MINUTES JANUARY 7, 2021

PURPOSE OF MEETING: Special Board Meeting - prepare for Annual Mtg

TIME and LOCATION: 7:00pm Zoom

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

OTHER MEMBERS: none

IN ATTENDANCE:

- I. Review and approval of Previous Minutes
- II. Annual Meeting - Agenda
 - A. RW and RL to present majority - less disruption
 - B. RW to provide members in attendance and/or participating households at annual meeting to Caroline Kim for minutes
- III. New Residents - Barb Schwulst
 - A. 4248 S. Dearborn Ct & 14800 E. Purdue Pl.
 - B. Add "welcome graphics" to slide -
 - C. Barb to personally visit and welcome
- IV. Accomplishments & Directions – Richard Lewis to present
 - A. Dead trees - 3 need to be cut down (estimate cost \$2K)
 - B. Purdue curve - ongoing discussions w/City
 1. City owns street, won't allow ballards or railing
 - C. Covenant violations
 1. Resident did respond and will be present at annual meeting**
 - D. Security
 1. Mailbox theft
 - E. Speakers
 1. Would like to have one at every annual meeting - will not have one this yr
 - F. Communal Trash Pick up
 1. Could not find competitive rates; rates d/n include recycle
 2. At least requiring another 15K for 1 container/household
 3. Will not present as topic
 - G. Amendment - Parking & Vehicles
 1. Agreed to hide this slide
- V. Financials – Richard Warshaw
 - A. Title package - \$125 for new home
 1. Received 2 checks but one for 2020 and other for 2021
 - B. Compared reserves from 2019 and 2020
 1. Have used some reserve funds (6K)
 - C. Budget vs. Actuals - (Under budget by 8K)
 1. Manifold installation - estimated exp.\$1500
 - a) Not able to complete in 2020
 2. Snow less than expected

- D. Revenue vs. Expenses Spreadsheet
 - 1. 2021 budget included and 5 years
- E. 2021 Budget Review with HOA due increase
 - 1. New exp - annual zoom membership
 - 2. Decreases
 - a) Electrical
 - b) Legal
 - c) Repairs & maintenance
 - d) Snow removal - 2020 only called out once; charges hourly and extra costs for ice melt and sand (by lb.)
 - (1) Only called w/5-6 inches accumulation
 - (2) RW decides when to employ
 - 3. Increases:
 - a) insurance because of underinsured brick wall
 - b) Admin - post office box
 - c) Utilities & water
 - 4. Unknown increase/decrease
 - a) Fed Taxes- for interest
 - b) HOA BBQ - kept budgeted amt
 - 5. Website expense
 - a) Net domain renewal \$60, MacAfee- \$83
 - b) Economy linux hosting, website back up (3yrs)- \$400
 - c) Tech help with website - can track # of users
 - d) Summary - Expected to break even
- F. HOA Due Increase
 - 1. CPI breakdown provided
- VI. Security - Vigilant vs. Flock- Richard Warshaw
 - A. Board resigned 2yr contract w/Flock. Not using Vigilant (2 cameras) for following reasons:
 - 1. Control of access to footage
 - 2. Footage tied directly to APD (unconfirmed)
 - 3. Need to sign 5yr contract w/Meadow hills HOA
 - 4. Bel-Aire's expenses: insurance, installing camera, replacement costs
 - B. Inclusion in Presentation
 - 1. Need to present because residents have asked about the cameras
 - 2. Carson St. residents have felt "left out" of security and snow removal
- VII. Opportunities for Improvement -
 - A. Trash Containers
 - B. Yard Maintenance
 - C. Vehicles
 - D. Property Improvements - need Board approval
- VIII. Board Terms – Richard Warshaw
 - A. KL, BS, CK will have completed 1st year of first 3yr term
 - B. RW and RL will have completed 2nd 3-year term at end of 2020

1. Will stay on another year if no one else wants to step in
 - C. Can only serve 2-3yr terms; then each term is year to year
 - D. Resident is interested in shadowing the Board
 - E. 2021-2023 two Board seats are up
 1. Vote - how to vote with Zoom? Use chat feature
 2. Nominees with most votes would begin immediately
- IX. HOA Website
- A. Updated with all meeting minutes
 - B. notices posted i.e. - coyote watch, Ladies night
- X. Open Forum – Richard Lewis
- XI. Role call - Use “participant tab” to see names
- XII. ADJOURNMENT - Meeting Adjourned -