

Action items in red
Need to Edit items in purple

**BEL-AIRE ESTATES HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES OCTOBER 7, 2021**

PURPOSE OF MEETING: Quarterly Board Meeting

TIME and LOCATION: 7:15 pm, at 14719 E. Navarro Pl

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

OTHER MEMBERS
IN ATTENDANCE: None

I. Review and Approval of Minutes

- A. Jul. 15, 2021 Quarterly Board Meeting minutes approved - address was changed
- B. Sept. 2, 2021 Special Meeting minutes approved- will not post on website

II. Rental Home at **14523 Purdue St.**

- A. Unclear if it is single family home. Concern for safety and disturbances due to past rental history to multiple tenants.

III. Financials

- A. Balance Sheet & P&L review - total income not adding up, under budget; don't expect to go over budget unless there is lots of snow

IV. Homeowner Violation/Warnings/Fine Assessment

A. **Dearborn Ct** - lawn maintenance violation and RV/trailer parking violation

- 1. 7/7/21-8/23/21 first fine sent for \$**720**.
- 2. Resident contacted RW-left vm explaining difficult circumstances. Plans to put house on market in April '22.
- 3. 8/26/21-10/1/21 - Board discussion of assessing second fine
- 4. Summer season has ended so fine has stopped but can resume in spring (lawn maintenance)

B. **S. Carson Way**- lawn maintenance

- 1. Has been fined but resident has not responded-no grass; all weeds and dead
- 2. Fines will stop for winter season; resume in spring

C. **S. Dawson St.** - lawn maintenance and excessive vehicle parking

- 1. Board sent letter to Resident 9/6.
- 2. Resident responded 9/28
 - a) Landscape: resident claims they have been working on weeding, mowing and watering. Resident asks Board what specifically is needed?
 - b) Board - no grass to mow; mostly weeds. Oct. 1 was cutoff for lawn maintenance fines.
 - c) Vehicles: letter claims that resident has never had ten (10) vehicles on driveway. Claims that six (6) months of home security camera footage can back up the statement. Resident asks for proof of Board's claim.
 - d) Board discussion of multiple homeowners having counted the number of cars on the driveway - have counted as many as ten (10).

- e) Regardless, bylaws allow for certain number, in this case four (4), and resident is still in violation
 - f) Possibly affected sale of neighboring homes. RW received call from real estate broker concerned about the many vehicles at that residence
 - g) Resident has been fined once. Board discussion of continued fines
3. RW to send response letter to 9/28 letter

V. New Homeowner/Homes for Sale

- A. B.S. brought over welcome basket to 14759 Navarro
- B. None at this time. Possible home for sale on Dearborn Ct. in near future

VI. Wildlife - Coyote Concern

- A. RW passed out literature on protecting pets, wildlife contacts
- B. HOA has no authority to act; they cannot be trapped and relocated
- C. Recent coyote attacks in area. Raccoons present a problem as well

VII. Greenbelt/Tree Maintenance

- A. Sprinklers blown out 10/6/21; final fall clean up scheduled soon
- B. Timer is problematic - all zones turned off
- C. Will remove dead pine on monument at Eagle & Carson
- D. Next year will need significant tree trimming
- E. Greenbelt grass looks bad even though fertilized and weeded. Board discussion of changing fertilizer

VIII. Annual Meeting

- A. Zoom or In-Person? Board Discussion
- B. RW to reserve clubhouse Jan. 13, 2021.
- C. RL will officially be off board in 2022
- D. RW undecided on running again
- E. ■■■ - Board discussion of commitment level

IX. Lending Library

- A. Resident (Allana) ■■■ has offered to install and maintain "library" on her property
- B. Board discussion - no objection as long as it is aesthetically in harmony with neighborhood and well maintained. Must be cemented in.
- C. Board approved

X. New Development - Quincy & Parker 4-story Apartments

- A. Most likely to be approved by City

XI. Adjournment

- A. 8:56pm