

Bel-Aire Estates  
Annual Homeowner's Meeting (Zoom)  
January 20, 2022 7:00 PM

Welcome/Introductions of Board Richard Warshaw

Board Members—Richard Warshaw

Richard Lewis

Kimberly Lourier

Caroline Kim

Barb Schwulst

Teresa Marshall (alternate)

New Families Intro—Phillip Harding family (2 boys, Wyatt/Colter)

Jack and Kelli Faulkner family (1 son, James)

Accomplishments/Directions Richard Lewis

Board meets quarterly

Board worked on Bylaws and Policies

Landscape on Quincy—lost 3 trees last year (where some of the expense goes for dues)

-Changed the sprinkler system last year

-Curve on Purdue and Dawson—talked to City about putting up railing, but denied. City put up a “Curve Ahead” sign instead

Bellco Credit Union remains where banking is done—HOA Money Market and Checking Account

Violations Richard Warshaw

Residents continue to complain about landscaping and car violations

Trash Cans should be stored behind fences or in garages

Trailers, Boats, Rec Vehicles, etc must be stored in a garage or out of the neighborhood

Security Cameras Richard Warshaw

Flock System—Entering 4th year with Flock—Last year started using new cameras

Next year will pay more for new cameras. \$6,000/year

Only one car break-in in 2021 in Bel-Aire

Mail continues to have theft, but cameras can't help with that. Police won't address these thefts—defer to Postal Service

Wildlife Issues Richard Warshaw

Coyotes continue to roam the neighborhood

Two owner's dogs were killed last year

A couple of websites are available for information. City won't help

Future Discussions Pending

Landscaping on Quincy—how to use less water—tree health—maybe more xeriscaping

Budget Richard Warshaw

Last year increased dues by \$200.00/household, which proved necessary because of increased prices of everything

Most expensive areas—landscape maintenance, security cameras, snow removal

Fines and late fees continue to be collected and given

#### A Note about Security Cameras Richard Warshaw

Discussion about Meadow Hills camera system compared to Bel-Aire Flock system—Meadow Hills not happy with Vigilant

#### Opportunities for Improvement Richard Warshaw

Asking residents to be vigilant about putting their trash cans away—some stay out for a week

Board has looked at putting only one trash service in for everyone, but trash companies are very inflexible on their pricing—very expensive

Exterior home improvements must be approved by the board, i.e. new paint color, landscaping, structures

Fines will continue for those who don't keep up their yards, such as weeds, not watering lawns, dead trees/shrubs, disrepair of home

No boats, campers, trailers, recreational vehicles, snowmobiles may be parked in driveways or streets for more than 2 days

No unlicensed vehicles may be parked on driveways/streets

New covenant in 2021—number of vehicles that may be parked on property should equal amount of garage doors on home. Two garage doors, 2 cars on driveway, etc.

#### Open Forum Richard Lewis

HOA Website: [www.belaireestates.net](http://www.belaireestates.net)

HOA email address: [belaireestates2017@gmail.com](mailto:belaireestates2017@gmail.com)

Coyotes: <http://cpw.state.co.us/aboutus/Pages/Regulation.aspx>

Mail Theft: [www.mailboxnet.com](http://www.mailboxnet.com), [www.californialockingmailboxstore.com](http://www.californialockingmailboxstore.com), [www.mailboxlockbox.com](http://www.mailboxlockbox.com)

Question from Bill Mosley—How is it handled when someone violates a covenant? Answer: First letter is a warning. Second letter will have a fine included. Third and consequential letters will have fines that equal the violation, and they will go up as more letters are generated.

Question from Kelli Faulkner—Can the Carson Park pathway between Bel-Aire and the apartment complex be finished to make it easier to get access to this park? Answer: Richard Warshaw will address the City.

Richard Warshaw was nominated and second and third nominations were taken for him to remain on the board for another year.

Kris Henley volunteered to take a spot on the board. He was nominated and approved. Thank you!

**A HUGE THANK YOU TO RICHARD LEWIS FOR HIS 6 YEARS OF SERVICE ON THE BOARD!!**

Zoom Meeting adjourned at approximately 8:00pm.

Barb Schwulst took the minutes for this meeting.