

Bel-Aire Estates HOA First Quarter Meeting

April 6, 2022 7:00 pm

Meeting Commencement-

Changed to Zoom meeting based on Covid incident

Attendance: Richard Warshaw
Barbara Schwulst
Caroline Kim
Kris Henley
Teresa Marshall

Welcome to Kris Henley who joined the Board in January 2022-

- Teresa Marshall will not be a Board member anymore because she is moving
- Caroline Kim is no longer the Secretary, but she will still be a representative on the Board—Barb will take over Secretarial duties
- Will need to appoint someone to take Teresa's place

Approval of Minutes-

Additional points brought up about the Minutes:

- Homeowner's names will not be put into minutes for privacy concerns
 - Financial information of the HOA will not be posted on website, or in Minutes
 - Question asked about creating a portal for homeowners to log into the Bel-Aire website to access the Minutes—Richard to investigate
- Minutes from January 21st meeting Approved

Financials-

Positive balance on the spread sheet—have stayed within the budget
Spent more on snow removal this year vs. last year
Dues were mostly caught up except for one homeowner, but now they have paid
Expect high water bills on the greenbelt for 2022

Delinquent Fines discussion-

A letter has been sent to the property on Dawson with the car violations, in regard to their property maintenance, as well as their delinquency of payment of fines from last year. They have been warned that this issue will be sent to a Collections agency if not paid by May 1st. Homeowners have not replied to letters, which have stated that they have 30 days to make full payment.

Homeowner on Dearborn Ct. is delinquent in fines. Letters from the HOA have stated that \$250.00/month will be assessed on the property. Notice was sent March 10th asking for full payment for all fines not paid to date. A Lien on the property is the only way the HOA will get reimbursed if the house goes up for sale. \$1,000.00 has been applied to their HOA dues and late fines. Will go to the attorney to file a lien on April 10th.

Ashley Manor was late paying it's dues, and eventually paid, but did not include the late fees. Will pursue those fees with a letter.

Property on Carson Way has not paid fines from last year regarding property maintenance. The property was not fined during the winter months, but fine letters will resume in May. This will go to the attorney to file a lien on April 10th.

Illegal structure (shed?) built in back yard adjacent to the Lourier's property. A letter was sent stating that they did not get authorization to build this structure and they will be fined. Will also need to meet with them to discuss how to make it compliant, ie. Exterior to match their house.

Homes for Sale-

Don and Teresa Marshall 14569 E Navarro Pl, Aurora, CO 80014

General Business-

Mailbox theft is still an issue-HOA has given resources for people to get locking inserts for their mailboxes

The City of Aurora sent out 2 asphalt repair trucks on April 4th to repair cracks in the streets. They did a terrible job, so Richard will go to city offices to ask them to come out again. Asphalt was just thrown into the cracks and not melted to actually repair the cracks.

Greenbelt maintenance continues to be expensive. Talked about some water-saving ideas that could cut back on the water, ie taking out all of the turf. Tree maintenance runs around \$8,000.00 a year. Will investigate cost of more rock with maybe boulders and capping off some of the sprinklers.

Short discussion about gating our neighborhood. Same answer—Too costly. Also, would have to maintain streets ourselves.

Meeting adjourned at 8:15pm.

*Later question asked by Richard about the annual HOA BBQ. Does everyone agree we should have it this year? If there are no obstacles, then yes.

