

Bel-Aire Estates

Second Quarter Board Meeting

July 14, 2022

Meeting Commencement—Richard Warshaw at 7:00 pm

Attendance: Richard Warshaw, Kris Henley, Barb Schwulst, Caroline Kim, Theresa Walloch (new to the Board) and Jack Faulkner (new to the Board) (Kimberly Lourier has resigned from the Board)

Approval of Minutes:

April 6th Minutes, April 10th Minutes, April 15th Minutes, April 26th Minutes. (April 10, 15, and 26th were special meetings called). All meeting minutes were approved.

Financials:

Discussed the Bel-Aire Finance sheets. On or below budget for now, except snow removal is not looking good to the end of the year.

Next year, 2023, Security camera pricing will go to \$6,000.00 per year, but will be getting new cameras.

Water cost is a concern out on the greenbelt. Richard to look into some Xeriscaping to cut back. Trees are all OK at this point.

Delinquent Fines and Warning Letters Discussion:

There were several warning letters sent out to residents. Most took care of their weed problems before a fine was assessed.

Address of 4216 S Dawson St is still not complying for his yard. Will resume fining him—skipping May and will be assessed a fine for June and July in the amount of \$250.00 for each month. This address is still in arrears for \$1000.00, which he has refused to pay.

Only 3 outstanding fines—4258 S. Dearborn Ct, 4216 S Dawson St and 4098 S Carson Way. Discussion around placing a lien on the property.

Improvements to Yards:

Two home owners have submitted plans for landscaping improvements. 14759 E Navarro PI was asking for permission to install artificial turf in the back yard where there is only dirt.

Property on Dearborn is a xeriscape plan for the backyard. Both were approved.

Homes for Sale:

14569 E Navarro PI sold in May for \$1,075,000.00. 4237 S Dearborn Ct has a contract pending. 4230 S Elkhart St sold for \$1,100,000.00. Ashley Manor is pending.

New Homeowners:

Artiam Sarkisyan and Laura Badasyan at 4230 S Elkhart St.

Theresa Gyeong, Hyo Gyeong, Hyegyeong Chi and Anna Yoo at 14569 E Navarro PI. (Barb delivered basket in May)

General Business:

Street Repairs—Cracks in the asphalt throughout the neighborhood still need repair by the city of Aurora. Richard to take a plan to show all cracks that need to be filled in.

Annual BBQ—It was decided in order to have it, we need to ask someone to volunteer their yard. Richard Lewis may be #1, then Kris Henley volunteered their yard, then the Dexter's would be 3rd on the list. Looking at August 28th for a date. Will order Famous Daves for the main meat and have neighbors bring side dishes and desserts. HOA will also provide drinks.

New Colorado State Laws—Four new Bills were signed into Law by Governor Polis this past May pertaining to how HOA's are now allowed to assess fines to homeowners. This stems from a huge debacle in Green Valley Ranch and the way that the HOA's there misused their power when fining homeowners and making rules in the neighborhoods. This will require meetings with our attorney, Suzanne Leff, which will affect the budget there is for attorneys fees. What actual needs to be done and the cost is yet to be determined.

HOA Computer—Richard will take it in to the Geek Squad at Best Buy. Running super slow.

Meeting was adjourned at 9:00pm. Respectfully submitted by Barb Schwulst-07/14/2022