

Bel-Aire Estates HOA Annual HOA Meeting Minutes January 11, 2023

PURPOSE OF MEETING: Annual HOA Meeting

TIME and LOCATION: 7:00PM In-Person Meeting

BOARD MEMBERS: Richard Warshaw, Kris Henley, Barb Schwulst, Theresa Walloch, Jack Faulkner

Welcome & Introduction:

Richard Warshaw

Presentation 1:

City of Aurora, Aurora Water - Tim York, Water Conservation Supervisor

1. Addressed concerns of all Coloradans having to do with water usage and how we as homeowners can reduce our water consumption in landscape using Xeriscape or Water Wise Landscaping.
2. Today's toilets use 1.28 gal of water per flush-Colorado standard
 - a. Aurora offers a rebate for toilets that only use 0.8 gal per flush
 - b. The city can send someone out to program sprinklers on a schedule that is recommended for lawn watering as well as map out your sprinkler system for you and do a free assessment of your watering usage.
 - c. Rebates are also available for smart controllers
 - d. May and June you should only need to water twice a week
 - e. There are 200+ varieties of plants available in Aurora for a water-wise landscape
3. City has started a new program called "GRIP", which helps with the cost of installing a new landscape.
 - a. Residential rebate is up to \$4,000 max. and for HOA areas up to \$50,000 max. but it only includes materials and not for labor costs
 - b. You can apply online, but read the rules prior to applying

Presentation 2:

Next to Natural Turf Co. – Jake Fisher

1. Discussed synthetic turf options for homeowners.
 - a. Passed around samples of the different type of synthetic turf that they can provide and what to look for in a turf company.
 - b. Company has been around for 40yrs
 - c. Turf comes in 15ft wide rolls and costs approx. \$10-\$12 per sq ft and should last approx. 15 years
 - d. They require a 300 sq ft min. order

- e. It is a pet friendly product with very little maintenance such as hosing off every once in a while depending on traffic but it can get hot in the summer
- f. Recommendations for other synthetic turf companies: Mile High Synthetic Turf Synthetic Lawn

HOA Meeting:

Barb Schwulst

- 1. Introduced our newest neighbors that moved in 2022

Jack Faulkner

- 1. Presented the HOA Board of Directors 2022 accomplishments and directions
 - a. Topic of wildlife was addressed, ie. Coyotes, raccoons, etc. and was pointed out that people should not feed these animals for the safety of the dogs and children/families in the neighborhood, since dogs have been attacked and killed, in the past year by coyotes.

Richard Warshaw

- 1. Presented financials for 2022 and the budget for 2023
 - a. 2023 budget was a little higher than 2022
 - i. After discussions about snow removal cost as well as the cost of maintaining the greenbelt the budget was approved
 - ii. It was decided that snow removal should commence at 4" instead of 6" of snow.
 - iii. The board will be discussing options for the greenbelt area to cut water usage and maintenance costs
 - iv. Flock camera system will see an increase in price for 2023 from \$4,500/yr to \$6,000/yr

Kris Henley

- 1. Discussed the "Good Neighbor" policy, simply stating that if someone has an issue with a neighbor, they should just go over to their house and have a civil discussion about it instead of calling the HOA Board.
 - a. There is nothing in the by-laws that gives the Board of Directors any jurisdiction unless it is a clear violation of those same by-laws or covenants.
 - b. Also discussed the need to take in trash cans, abide by the number of cars on the driveway and making sure to get Board approval prior to starting any new projects.

Election of Board Members:

- 1. All board members for 2023 were Approved and voted on by all homeowners present as well as Richard being approved to serve for another year as President.

Meeting was adjourned at 8:40pm

Meeting was attended by 20 homeowners + 7 proxies (28 total people)

Respectfully submitted by Barb Schwulst