

Bel-Aire Estates HOA
Second Quarter Meeting Minutes
April 12, 2023

PURPOSE OF MEETING: Second Quarter Meeting

TIME and LOCATION: 7:00PM at Richard Warshaw's home

BOARD MEMBERS: Richard Warshaw, Kris Henley, Barb Schwulst, Theresa Walloch, Jack Faulkner (Caroline Kim--guest)

Begin Meeting:

7:00PM Richard Warshaw

Review and Approval of Previous Minutes:

January 9th and January 11th Minutes Approved

Financials:

1.YTD Financials:

- a. Review of Financial sheets
- b. Over budget at this time, but expected to even out later in the year.
- c. Discussion about homeowners who have not paid their dues. Reminder letters will go out. Will not be able to fine anyone for dead-looking lawns this year due to the drought.
- d. Flock cameras were expected to increase in price, but they did not, so that budgeted money was not used.
- e. Discussion about the Greenbelt on Quincy to follow.
- f. Attorney Fees increased.

Recurring Business:

1. Homes for Sale
 - a. Most recent home that sold: \$837,500.00; 4265 S. Dawson St. New family of 4 – Eric, Alivian, Michael and Emily Jorgenson
 - b. Barb to take a basket to them.
2. Water/Drought Discussion
 - a. Aurora is in a Stage 1 Drought
 - b. Beginning May 1st, Homeowners can only water twice a week.
Odd addresses—Wednesday and Saturday
Even addresses—Thursday and Sunday
 - c. Water bills will be averaged from the homeowner's Dec, Jan, Feb bills and will have 10% added on to that. Anyone caught watering when not supposed to will get a fine. No watering between the hours of 10:00am and 6:00 pm.
 - d. Is artificial turf allowed in front yards in Aurora? Richard to find out.

3. Greenbelt Discussion

- a. Richard got 2 bids for Greenbelt reconstruction. Discussion about whether or not to cap some sprinklers and leave the ones for the trees and bushes. Most likely will have to run a new line in order for that to work. Issues—how to extend the lines under the street at the entrance to Bel-Aire. Cost? What company to do the work? Richard will research.
- b. There are 245 sprinkler heads (approximately) and 70 trees plus bushes. The goal would be to eliminate all grass. There could be a savings of \$40,000.00 in water and maintenance per year when this project is complete.
- c. It was discussed and decided that the whole neighborhood would have to be brought into the loop about this project. The question about how this will get paid for was talked about. Do we raise dues by \$100/year for one year? Do we incur an assessment on the homeowners?
- d. Tree company that cares for the greenbelt is Senske Tree Company.

4. Approval of exterior house colors for Elizabeth Schaeffer. Approved. Grays and whites.

5. Coyotes

- a. Really getting to be a dangerous problem for dogs. Two more dogs were killed in back yards and several others have been attacked. Theresa is researching someone who traps and relocates them. Also discussed trapping and killing them. The company who traps and relocates them is called "Animal Damage Control".

New Business

1. Quickbooks is discontinuing their free support. Richard will buy the online version if he feels it is necessary and he needs it. Cost is \$27.50.
2. Annual HOA BBQ
 - a. The Board voted unanimously to have the BBQ. Looking at August. Angie Eastwood said she would host it this year, depending on the date. Richard Lewis also said he would host.
 - b. Talked about the menu a little bit and it was decided that there would be hot dogs and hamburgers and maybe cater the sides. Will need volunteers to help cook the meat. Trying to avoid having people bring food.

Meeting adjourned at 9:00pm.

Respectfully submitted by Barb Schwulst

