

# Bel-Aire Estates HOA

## Fourth Quarter/Pre-Annual HOA Board Meeting Minutes

### January 9, 2023

PURPOSE OF MEETING: Fourth Qtr/Pre-Annual HOA Board Meeting

TIME and LOCATION: 7:00PM Zoom Meeting

BOARD MEMBERS: Richard Warshaw, Kris Henley, Barb Schwulst, Theresa Walloch, Jack Faulkner  
Caroline Kim (Alternate member-no voting rights)

Review and Approval of Previous Minutes  
October 12, 2022 Minutes were approved

#### Recurring Business:

1. YTD Financials:
  - a. Balance Sheet
  - b. Checking balance and MM balance report
  - c. P&L – budget vs actual YTD/YE
  - d. All HOA dues for 2022 current
2. Discussion about delinquent fines for yard maintenance violations
  - a. Currently there is only one (1) violation/fine outstanding
  - b. Fines for yard maintenance violations stop October 1, and resume the following year May 1<sup>st</sup>.
  - c. Maintenance warning letters was discussed and will be brought up at the annual meeting;
    - i. Reiterate that permission by the board is needed prior to the start of any projects such as external painting, yard and landscaping changes, etc.
    - ii. Currently one ongoing project right now and it is an artificial turf installation in a back yard
3. Homes for sale
  - a. Currently there is one home for sale at 4265 S. Dawson St. and is under contract

#### 2023 Annual HOA Meeting:

1. The Annual HOA meeting will be held at Meadow Hills Club House on Jan. 11, 2023 instead of Jan 12<sup>th</sup>. and refreshments will be served.
  - a. Due to the change in dates by Meadow Hills Club House there will be no charge for the room rental or refreshments
  - b. There will be 2 guest speakers at the meeting.
    - i. City of Aurora Water to discuss water usage and xeriscaping
    - ii. Synthetic turf company to also present

- c. Discussion of slide deck order and who would present specific slides during the presentation and was divided up among board members.
- d. 2023 budget was discussed and approved with slight adjustments to landscaping and snow removal.

General Business:

- 1. Quincey Greenbelt
  - a. At the last meeting the board all decided that we should look into replacing all of the grass on the greenbelt with a xeriscape plan.
  - b. Richard was in contact with the City of Aurora with regards to a new program called GRIP, which would help with the cost of such a large project. This will be touched on by the Aurora Water presentation at the annual meeting
  - c. Water saving could be substantial , but the initial outlay of funds will also be substantial because of material and labor costs.
  - d. GRIP is a very stringent process so the HOA needs to make a determination to use GRIP or go it alone.

Other Business:

- 2. Security cameras
  - a. Flock camera system is now tied into the Aurora Police Dept. so should a crime be committed in our HOA the police will have direct access to the camera footage
  - b. The cost for the system will increase in 2023 from \$4,500/yr to \$6,000/yr
  - c. Homeowners seem to be happy with the system
  - d. There were no incidents reported in 2022
- 3. Holiday party at Theresa and Cheri's house on Dec.10<sup>th</sup> was a success and the board is grateful top them volunteering their home. The party was a replacement for the annual BBQ in the summer which was cancelled due to a lack of a place to have it.
- 4. One homeowner complaint about noise on New Years Eve with fireworks and loud music. This is not a board issue and we will mention that neighborly communication might take care of this problem in the future at the annual meeting.

Meeting concluded at 8:46

Respectfully submitted by Barbara Schwulst

