

**Bel-Aire Estates HOA**  
**Third Quarter Meeting Minutes**  
**July 13<sup>th</sup>, 2023**

PURPOSE OF MEETING: Third Quarter Meeting

TIME AND LOCATION: 7:00 pm at Theresa Wallach's home

BOARD MEMBERS IN ATTENDANCE: Richard Warshaw, Barb Schwulst, Kris Henley,  
Theresa Wallach, Caroline Kim and Jack Faulkner  
On ZOOM

Begin Meeting:

7:00 pm Richard Warshaw

Review and Approval of Previous Minutes:

April 12, 2023 Minutes Approved

Financials:

1. YTD Financials
  - a. Richard switched the bookkeeping over to the latest update of QuickBooks. Not an easy transition. Still working on making it easier to use.
  - b. Only one homeowner who has not paid their HOA dues for 2023. A letter has been sent to them regarding this. The letter also covers their delinquent yard maintenance fees.
  - c. Budget discussion—Everything looks to be on track for the year. The only overages could be snow removal (later) and lawyer fees.

Recurring Business:

1. Homeowner Richard Lewis asked permission to have another A/C unit installed at his house. It will have to go in the front of the house because of a space requirement. He says it will be hidden by bushes. The Board approved it.
2. Yard Maintenance Letters went out to 3 homeowners for weed and lawn violations. Another one went out to the owner of a home that is being rented. Another went out to a homeowner that has had a pile of dirt on the street for over a month.
3. Neighborhood Watch Meeting: Richard and Theresa attended the latest meeting. Richard brought up the idea to have Aurora Police come to our Annual Neighborhood Meeting in January to speak about all of the SCAMS that are plaguing our city, so we can know what to watch out for. The Board agreed that this would be a good guest speaker. Richard will arrange it.
4. Greenbelt Discussion: At the last meeting the Board was in agreement that the Greenbelt should have all grass removed. This would allow for the maintenance budget to decrease over a span of a few years. There are 27 zones of sprinkler; 21 are for the grass and 6 are for the trees and shrubs. Richard got a bid for \$43,000.00 to have this done and grass replacement with different types of rock, not mulch. It was agreed that all homeowners should have a say about this, so a letter will go to all owners giving them the option to either approve or not approve of the idea. This may require some door-to-door coverage by the Board members to get the votes. Caroline had the idea that the letter should give an option to reply by email, so that it will be

easier to get answers and we may be able to get more people's emails for ease of communication in the future.

5. Aurora's Drought status is now at zero because of unusual heavy rainfall this Spring. Everyone enjoyed low water bills for an extended period. July is now back to the normal temperatures.
6. Neighborhood BBQ:
  - a. Yes, we still want to have it.
  - b. Still need a host: Richard Lewis is #1 on the list. Then Jack volunteered to be #2 if Richard is unable to do it. Then Kris volunteered his house and would also talk to Dexter's to see if they would be interested in co-hosting with him.
  - c. Neighbors would still bring sides and desserts according to their addresses. Want to grill hamburgers and hotdogs to make it a have a cookout feel. Can go to Costco for food and drinks.
  - d. Dates considered are August 19<sup>th</sup> or 26<sup>th</sup>.

#### Special Discussion of Extreme Abuse of HOA Covenants:

When a homeowner has been sent letters from the Board for 7 years for failure to comply with the HOA rules and covenants, it warrants discussion. The HOA Board has been dealing with and trying to work with a situation that has been unusual in that, the homeowners lot size will not accommodate an extra garage that they want to be built to house their many cars. The driveway is not conducive to have all of the cars parked on it all of the time. The new parking covenant restricts how many cars can be parked outside of their 3-car garage (they should have 3 in that garage, but they still have 4-5 cars that don't have a place.). The Board has asked for scaled drawings to try to see if a garage is feasible and the homeowner feels he has provided that to us. The problem is the size of the structure and how it will be placed on the lot. There is a swimming pool and setbacks that need to be considered. Also, the aesthetic of the neighborhood is something that must be considered. In an effort to scale the project back to a workable size, the Board has rejected a few submittals. There has also been a request from this homeowner to build a pool house. There are restrictions on square footage of adding another building on a property, so as a Board, we decided to send a letter with parameters to help the homeowner see what we feel will look good and blend with the neighborhood. Here is what we decided:

- 25' from the back fence (in the covenants)
- 10' x 12' pool house
- garage no deeper than 30', with a standard width for a 2-car garage
- 6' side fence setbacks

The last letter this homeowner received covered the fact that no plans would be considered until the landscape was brought to neighborhood standards and all fees and dues were paid in full.

Meeting adjourned at 9:00pm.

Respectfully submitted by Barb Schwulst