

Bel-Aire Estates HOA
Fourth Quarter Meeting Minutes
October 12, 2023

PURPOSE OF MEETING: Fourth Quarter Meeting

TIME AND LOCATION: 7:00 pm at Barb Schwulst's Home

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

Begin Meeting:

7:00 pm. Richard Warshaw

Review and Approval of Previous Minutes:

July 13th, 2023—A few corrections were discussed and made by Barb. Minutes approved.

Financials:

1. Under budget Year to Date. Yearly projection looks good. Snow removal is always something that “remains to be seen”.
2. Some discussion about payment of dues and who is still delinquent. All dues have been paid.
3. There are three outstanding fines in the neighborhood, having to do with yard maintenance. More letters will go out adding fines for not paying the original fines on time, and not fixing the yards.

Recurring Business:

1. Greenbelt Project--In August a letter was sent to all homeowners about voting to approve a Xeriscape design on the Quincy greenbelt. This project would remove all of the grass and incorporate more drought tolerant materials to help with water costs and also improve the aesthetics of the area. The Board would like 67% yes votes for this design process to begin, but not enough homeowners replied to the letter. A vote was taken by the Board to send another letter to everyone to get their votes so the project can start. Hoping homeowners will email their replies.
2. Homes for Sale-There are currently no homes for sale in the neighborhood.
3. Neighborhood Watch Meeting-Richard asked if anyone would like to attend the NWM on Oct. 17th. Barb and Richard may go.
4. Aurora Water Webinar-A webinar meant for HOA's so they can help their neighborhoods with water use and conservation. It will be on October 25th and is put on by the City of Aurora Water. Web only.
5. Garage Approval Submittal—The Board reviewed a request for a garage to be built on an existing property. The question was whether it would be considered an “attached garage”

because there won't be an entry door into the house from the new garage. It was agreed that it would not be considered an attached garage.

6. Annual Bel-Aire Estates Meeting—Will be in January 2024. Date to be determined. (Side note: the date has been chosen as January 18th, 2024). Talked about how to get more people to come to this meeting. Maybe a Happy Hour situation at the Meadow Hills Clubhouse before the meeting starts to entice neighbors to come. Also talked about what topic to have for the extra information piece of the meeting. "Identity Theft" was brought up and all Board members liked that idea.

Miscellaneous-The HOA Bar-b-que was a success. It was held at Richard Lewis's home. Famous Dave's catered the event and the turnout was pretty good. Thank you Richard L. for allowing us to use your home!

Meeting adjourned at 8:30 pm.

Respectfully submitted by Barb Schwulst