

BELAIRE ESTATES PROPERTY OWNERS ASSOCIATION
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ANNUAL HOMEOWNERS MEETING MARCH 23, 2018

The annual Homeowners meeting of the Belaire Estates Property Owners Association was held on March 23, 2018 at the Trails Community Center in Summerlin. Directors present at the meeting were Toby Moldonado, Jim Hart, Leslie Grosvenor and Darryl Hutchings. The necessary quorum was met with 12 homeowners present and 18 proxies provided which is 37.5% which exceeded the 20% minimum to make a quorum.

The meeting was called to order at 6:06 p.m. The reading of the minutes from last year's meeting was waived and they were approved by a unanimous vote.

Treasurer's Report

Leslie Grosvenor presented the Treasurer's report. Leslie reviewed 2017 expenses, which slightly exceeded the budget due to issues with the front gate the front gate cameras and the landscaping. The association still has 2 delinquent homeowners, Elizabeth Barker and Jim Jenson . The dues will remain \$600 a year.

Budget

The proposed 2018 budget was presented. The proposed budget for 2018 was approved with a unanimous vote by all those present and the proxies.

Election of Directors

There were three positions open for election. Toby Moldonado announced his candidacy for President; there were no other candidates Toby Moldonado was elected unanimously by the 12 homeowners present. Jim Hart announced his candidacy for Secretary; there were no other candidates. Jim Hart was elected unanimously by the 12 homeowners present. Chris Wagner announced her candidacy for Director; there were no other candidates. Chris Wagner was elected unanimously by 12 homeowners present. They will all serve two year terms until the 2020 Association meeting.

Vehicle break-ins

Throughout Summerlin vehicle break-ins have become a big problem. Several vehicles in Belaire Estates have been broken into to. The thieves are not coming through the front gates. They are more likely hopping the walls or back gate finding a vehicle with valuables that are visible breaking into the vehicles and leaving the same way they came in. If anyone sees a person looking in vehicles late at night call the police and report it. Lock your vehicles and do not leave any valuables visible!

Speeding in the Neighborhood

Several homeowners brought up that speeding in the neighborhood has become a problem. Several suggestions including speedbumps were suggested. The board discussed the previous studies on speedbumps and the reason they were not installed. Liability and placement were the issues that prevented putting speedbumps in Belaire Estates. More speed limit signs were put up in the neighborhood to remind the residents of the speed limit and to **slow down!** Also, it was brought up that there are new families that moved into Belaire and therefor more kids, so the board reiterated its message to the homeowners to slow down and drive the speed limit in the neighborhood.

Front Gates

The covers on the front gates were damaged by the fire department because their override key did not work to open the gates for a fire hydrant inspection. They then forced their way in by improperly removing the covers on manually opening the front gates. Gibson is going to work with the fire department to determine why their override key is not working and fix it. Also the board was notified that a specific lock called a Knox lock be installed on the back emergency gate to ensure the fire department can open them if necessary. Also the lock on the pedestrian front gate is going to be replaced along with the housing. The motors on the front exit gate are going to be continued to be maintained by Gibson and then will be replaced when they finally fail (Gibson's recommendation). Replacement of the motors will be a very expensive cost and the periodic maintenance throughout the year has been a very minimal cost compared to replacement.

Overall Condition of the Neighborhood

Several board members and neighbors have noticed that the CC&Rs that govern landscaping maintenance have not been enforced. The board reiterated the rules that the visible front landscaping must be maintained so that the home values of our neighborhood continue to climb along with the rest of Summerlin. Letters from the board will be sent out to homeowners who are not maintaining their landscaping. The board also wanted to remind every homeowner that any major changes to their landscaping must be approved by the Belaire Estates Board and Summerlin North before any changes are made. The link to the Summerlin North improvement form is on the Belaire Estates website (www.belaire-hoa.com).

Report on the Walls

The board has chosen to repair and paint the walls along St Pierre at the HOA expense. A letter will be sent out to each homeowner stating that future repairs after this time will be at the homeowner's expense. The board recommends that each affected homeowner take preventive measures in their backyards to prevent further damage to the walls going forward. The board found a contractor (Mark Anthony Painting) who has worked for us before on painting our gates, and several houses in the neighborhood. Sid with Mark Anthony Painting gave us a bid of \$4800 for the job. Approval of the bid without any competing bids was put to a vote at the meeting, there were 11 yeas and 1 nay, so the board will move forward with the contract.

Annual Picnic

The annual picnic will be moved to October when the weather cools down (May is too busy a month with proms, graduations, Mother's Day etc.). Jim Hart volunteered to plan the picnic for October. An \$800.00 budget for the picnic was approved unanimously by the homeowners present at the meeting.

New Front Gate Code

A new front gate code of **8102** will be added April 1 and the old code will remain active until May 1.

Belaire Estates Website

Belaire Estates website: www.belaire-hoa.com. Right now the CC&Rs by-laws, the budget and minutes are on the website. There is also a section for realtors to access the seller's packet. Homeowners can fill out a form if there are any problems in the neighborhood (such as burned out streetlights) and those will be delivered to the board to ensure action is taken. Also the minutes from this meeting and the audio file are located on the website.

Noise Issues

Just to review the noise ordinance for Las Vegas which is applicable to Belaire estates: no loud activities or noise after 10:00 PM on weekdays and 11:00 PM on weekends. Be courteous to you neighbors please!!

The meeting was brought to a close by a motion from Chris Wagner and seconded at 7:38 p.m.

RECAP

Speed Limit in Belaire Estates is 15mph. Please slow down there are many more children in the neighborhood now.

Lock your cars, remove all visible valuables and call Metro if any suspicious persons are seen looking in vehicles in the neighborhood.

The new front gate code is: 8102 effective April 1, old code in effect until May 1.

The Belaire Website is: www.belaire-hoa.com which contains many documents (CC&Rs, By-Laws, Minutes etc) plus any upcoming events (picnic) or any news.

Respectfully submitted,
Jim Hart
Secretary