



*Jack Jones - President
Linda Scott - Vice President
Steve Olsen - Treasurer
Jeff Madding - Secretary
Ramona Becker - At-Large*

2017 Annual Board Meeting
Bel Aire City Hall Library

Minutes

January 16, 2016

Call to Order and Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Jeff Madding, Ramona Becker

Homeowner Attendees: Mike Schwanke, Peggy Fullerton, Gary Young, Julie Walsh, Joy Olsen, Steve Guhl, Kent Hansen, Audra Relph, John and Carol Dreifort, Janet and Phil Gee, Rod Max Jester, James and Connie Schmidt, Caleb Bowers, Jeff Artz, Doug Little, Corey Adams, Ann Adams, Brad Taylor, Jackie Little, Shane Shobart, and Patricia Swartz

Announcement of Proxies and Quorum

Jack Jones announced that Quorum was met and Proxies were received.

Approval of Agenda and 2016 Annual Meeting Minutes

Doug Little moved to approve the agenda and Julie Walsh seconded.

Audra Relph moved and Doug Little seconded to approve the 2016 Annual Meeting minutes.

Nominating Committee's Report

Ramona Becker read the Nominating Committee Report from the December 2016 meeting.

- "Nominating Committee Report – Michael Schwanke is able to run and serve. Peggy Fullerton has experience as Secretary for another HOA and will be glad to run and serve. Steve, Ramona, and Linda are willing to run and serve on the board again. Jeff felt that his time demands may be too great to run again next year and withdrew his name from the ballot. Ramona moved we nominate the slate of five people for the board of directors and Steve seconded. Passed unanimously. Jeff agreed to share all information needed with any old or new board members. Jack will share the membership database of members with the board."

Carol Dreifort objected to the slate of officers on the ballot and claimed that she had nominated James Schmidt at the November meeting and it was in the minutes. Ramona read the minutes from the November meeting that state "Carol Dreifort said that James Schmidt said he might be interested in being on the Board so Ramona will speak with him about it." Ramona explained that she called James and left a message but didn't receive a return call from him then or later on a couple of subsequent calls. Jack Jones explained to Carol that she can't officially nominate people because she is not on the Board. It was also explained to Carol that Mike Schwanke did not confirm his ability to run until just before the December Board meeting at which time there were then 6 people on the ballot.

Nominations from the Floor, Close of Nominations

Gary Young moved to call for the nominations from the floor and Jeff Artz seconded.

Jack Jones then called for nominations from the floor. Carol Dreifort nominated James Schmidt. Ramona Becker nominated Carol Dreifort.

Julie Walsh moved and Phil Gee seconded to close the nominations.

Jack Jones suggested that the nominees make a brief statement of what they would do on the board and why they want to serve.

- Michael Schwanke said he wants to finish the path around the pond. He also wants to have better compliance with the covenants. He thinks the lack of more playground equipment and a swimming pool is hurting our neighborhood. Jeff Artz asked Mike what he wants to see done with the open area behind his home and Mike said he would really like a pool, tennis courts etc., although he realizes funds are not available for such large projects and it is a dream for the future.
- Peggy Fullerton said she is a recently retired school teacher and she is new to this association. She served on a previous HOA Board of Directors and enjoyed meeting people and serving the neighborhood. Keeping property values up is important to her. Having the playground is important to her as she has grandchildren. Jeff Artz asked her what she would want to do with the open area behind Mike Schwanke's home and she said she would like to have a basketball court or tennis court. Brad Taylor asked her how she felt about dues going up. Jack Jones and Steve Olsen said the dues had not gone up every year and actually went down last year. Peggy said that she feels our dues are very reasonable and much less than what she had to pay at her previous covenant neighborhood.
- James Schmidt said that he appreciates the work that the board does and yet he feels it is time to get new people on the board. He loves the new sidewalk and wants to encourage people to use the commons area.
- Carol Dreifort said that the area behind Mike Schwanke's home was originally supposed to be a playground area but the people who lived adjacent at that time didn't want one. Julie Walsh stated that at no time was it ever platted for a playground anywhere, simply commons for the homeowners. Carol Dreifort asked to take her name out of the running so she doesn't take votes away from James Schmidt.
- Ramona Becker said that she feels it is important for people to serve the community where they live. Ramona agreed with the issues mentioned by the previous speakers and stated that completing the sidewalk on the west side of the pond is a top priority. It has greatly increased access to the pond commons area for everyone and especially young parents with strollers. She also feels communication with the members from the board is very important and wants to see more newsletters, HOA socials and surveys to the members.
- Steve Olsen said he was glad to serve and he would also be glad to be replaced
- Linda said that she echoed what Steve said. She is a realtor and feels that our community should be maintained above the other communities around us. She agrees with the projects that the others have mentioned they would like to see done.

Elections for Board of Directors

Julie Walsh and Joy Olsen counted the votes for the new board.

Jack Jones requested that Steve Olsen give the finance report at this point while the votes were being counted.

- Treasurer, Steve Olsen presented the 2016 financial report. We started the year with \$30,548.41; had income (dues, late fees, transfer fees and fines) and interest of \$33,053.92; had expenses of \$21,015.36, resulting in an ending balance of \$42,586.97. Since we did not do any capital projects, we under-ran the budget by almost \$11,000. The excess is being carried over and saved for our next improvements. Top priorities are finishing the sidewalk and playground around the pond. The board desires to keep one year's budget in reserve at all times and not to incur debt for these projects.
- Assets going into next year: \$42,586.97
- Jack explained that the board has to keep a good amount of savings due to untimely and unpredictable acts of nature that must be covered by HOA funds.

Linda Scott, Mike Schwanke, Peggy Fullerton, Steve Olsen and Ramona Becker received the votes to be the members of the new 2017 Board of Directors

Old Business

- Jack Jones talked about the 2016 Members Survey and said that some issues are for the city and not the HOA such as street issues

Business from the Floor

New business

- John Dreifort asked that we make the sidewalk a priority and get support from all the members.
- Audra Relph requested that the board to send blast email reminders 1-3 days before each board meeting as a reminder to the members to help improve awareness of the meetings and hopefully improve attendance at the meetings.
- Kent Hanson suggested the board keep a compliance matrix, accessible to members so members could look at it and see the known issues that the board is addressing, before contacting the board.
- Someone requested the board respond to comments in the survey.
- Someone requested the board contact the city about our poor street conditions.
- Someone suggested the board replace a few more of the bridge traction strips. Jack responded that he cannot find any more of the better strips. Originals were purchased at Jabara's.
- Steve Olsen, on behalf of the Board of Director and the members, awarded Jack Jones and Jeff Madding each a Certificate of Recognition for their service to the Bel Aire Heights Homeowners Association.

Adjournment

Max Jester moved to adjourn and Phil Gee seconded. All voted for adjournment.

Next Annual Meeting Scheduled for January 2018.