



Jeff Artz - President
Linda Scott - Vice President
Kent Hansen - Treasurer
Ramona Becker - Secretary
Jack Jones - At-Large

2019 July Board Meeting
Bel Aire City Hall Library

Minutes

July 11, 2019

Call to Order and Introductions

Board: Jeff Artz, Linda Scott, Ramona Becker, Kent Hansen, Jack Jones

Homeowner Attendees: Steve Olsen, Gary Young, Carol Dreifort, Jack and Ginger Koelling, Lydia Haugen

Proof of Notice of Meeting – Website posting, neighborhood signs, emails to member list

Approval of Agenda: Approved.

Approval of Minutes: June 13, 2019 Minutes and Special Meeting June 29, 2019 Jack moved, Linda seconded and motion passed.

Officer's Reports and further definition of duties with each office

- President's Report - This Board has been unusually busy since our last open board meeting with the rectification of the pond drainage issue. The board had previously voted to accept either a bid from a contractor with a rock option or a bid with another contractor with a concrete option. As this will be an expensive project for the HOA this year, the Board felt we needed to get additional information from both contractors before making a final decision. We invited both contractors for a meeting on June 20 to review their bids again and ask additional questions. Due to scheduling conflicts the meeting was rescheduled for June 27. One accepted and the other declined. Then a special board meeting was held on June 29 to discuss and vote on which company and option the HOA would use to rectify the drainage issue. The Board voted to accept a revised bid from SmithCon LLC with the concrete option. Work on the project should begin within the next several weeks. As a footnote, after the board accepted the SmithCon bid and before Yeisley could be contacted, Yeisley emailed the management company and stated their workload now would not have allowed them to complete our project this season.
- Social Committee – Jack and Ginger Koelling and Lydia Haugen – they had handouts with a detailed budget for just over \$1800. Jack said they knew was over budget. Steve suggested we might not need the porta potty as few used them last time in 2017. Jack noted several other areas that might allow for savings.
- Treasurer's Report
 - Budget Report – Kent got credit card approved if we need to use it. Money has been moved to HOAmangement Co. \$77147.19. \$9200.60 left at Chisholm Trail. Monthly bills like water and electric on drafts. Board discussed and want Kent to approve them so they will be paid on time.
 - Carol Dreifort asked for the final cost for the bridge rectification. \$16,950
 - Steve asked if we could provide a copy of the budget each month. Mandy said it is included in the report to the board and she can add that to the minutes.
 - Dues update - fines and filing liens.
- Secretary's Report – no report
- Vice-President's Report
 - 2 new residents moved in this month - Randa and Carrera
 - Mandy said another one contacted them today
 - Linda asked that the directory contain all the new names – Jeff said he wants a monthly update on it
- Management Company Report
 - 2 compliance inspections on the June 26 and the July 10, 33 letters mailed out, 16 letter for trash violations - Jack asked questions about the report. Some have documents attached with photos. It will say second notice twice rather than 3rd notice. Notices go to landowners rather than renters
 - Mandi said members have been good about responding and communicating
 - 4 responses made from the website emails



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- Jeff asked Mandi when the neighborhood directory would be published. She did not know, and then Jeff asked her to report to the board at every meeting until it is published.
- At-Large Report
 - Architectural Approvals
 - Roger and Lori Theis - new roof in compliance with policy
 - Jeremy Smith Lean-to shed
 - Carol and John Dreifort repainting house
 - Luz Carrera and Serio Mangin -4950 Homestead - fence
 - Timothy Randa – new fence and 20 ft. flag pole
 - Compliance – done by Management Company

Report of Committees and President's Report

- House and Grounds Control Committee – Linda Scott, chair – Trees will be sprayed, trees on 45th to be trimmed (on front wall), trees sprayed for bugs
- Bylaws & Covenants – Steve Olsen - Committee work on the Covenants is now completed
 - Originally had 5 members who went thru covenants line by line and submitted results to Ken in Nov 2017. Ben Relph moved out of HOA and John Dreifort resigned so three remaining members went through the changes suggested by Management Company. We were satisfied with the results that Ken finally sent to us even though they were very late.
 - Remove Kappleman name from title of Association
 - Reduce Legalize
 - Updated to recent changes in KS law
 - Committee recommended ending relationship with Ken Dannenburg and use the attorney recommended by the Management Co.
 - Kent moved that we sever ties with KD and pursue a new attorney. Motion passed 4-0 with one abstention.
 - Jeff asked that the Management Co tell us how much it would cost to hire attorney suggested by Rodney Wright and ask that he attend our next meeting.
 - Mandy said they have a separate attorney that handles legal issues like fines and liens.
 - Jeff thinks it is a good idea for us to work on the by-laws ourselves before giving it to an attorney
 - Committee will address By-Laws to be ready for review by next meeting.
- Playground Committee no report
- Roofing Committee – Jack Jones stated all used approved materials.

Unfinished Business

- Linda Scott – Drainage Way Discussion
 - Linda reported on decision made to hire contractor with amended bid of \$16.950.

New Business

- Board vote on Yard of the Month – 4925 Highland this month.

Attendees' Comments - Gary Young was the only one left – he noted draft minutes still on website for last month

Adjournment - Ramona moved, Linda seconded – Motion passed at 8:29 pm

Next Meeting Scheduled for Thursday, August 8, 2019 at 7:00 p.m.



Kappelman's
Bel Aire Heights
Homeowner's Association Inc.

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Kappelmans Bel Aire Heights Homeowners Association, INC
Balance Sheet
 Transaction 06/30/2019

Assets		
<u>Cash Assets</u>		
Community Association Bank-Checking	22,378.47	
Chisholm Trail State Bank-Checking	9,261.91	
Chisholm Trail State Bank-Savings	45,506.81	
<u>Total Cash Assets</u>	<u>77,147.19</u>	
<i>Total Assets</i>		<u><u>77,147.19</u></u>
Liabilities & Equity		
<u>Equity</u>		
Retained Earnings	51,474.27	
Net Income	25,672.92	
<u>Total Equity</u>	<u>77,147.19</u>	
<i>Total Liabilities & Equity</i>		<u><u>77,147.19</u></u>

Kappelmans Bel Aire Heights Homeowners Association, INC
Statement of Revenue & Expense

Transaction 6/1/2019 To 6/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Income							
2019 HCA Assessments	0.00	0.00	0.00	35,040.00	35,200.00	(160.00)	35,200.00
TOTAL Assessment Income	0.00	0.00	0.00	35,040.00	35,200.00	(160.00)	35,200.00
Income							
Bank Interest Income	8.41	0.00	8.41	16.09	0.00	16.09	0.00
Late Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Transfer/Initiation Fee	100.00	0.00	100.00	700.00	0.00	700.00	0.00
TOTAL Income	108.41	0.00	108.41	766.09	0.00	766.09	0.00
TOTAL Income	108.41	0.00	108.41	35,806.09	35,200.00	606.09	35,200.00
Expense							
Administrative							
Management Services	803.70	826.00	22.30	3,614.80	3,681.00	66.20	6,637.00
Website Maintenance	0.00	0.00	0.00	0.00	100.00	100.00	100.00
Postage	36.20	58.00	21.80	139.50	348.00	208.50	700.00
Printing/Reproduction	46.57	58.00	11.43	515.48	348.00	(167.48)	700.00
Tax Prep/KS Annual Rptc	0.00	0.00	0.00	60.00	40.00	(20.00)	40.00
Legal/Corporate Fees	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00
Audit of Books	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00



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HOA Board Misc Expense	29.99	0.00	(29.99)	53.20	100.00	46.80	100.00
TOTAL Administrative	916.48	942.00	25.54	4,382.58	8,617.00	4,234.02	14,277.00
Capital Expenses							
Playground Fund-Capital	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
TOTAL Capital Expenses	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
Community Events							
New Neighbor/Contests	50.00	0.00	(50.00)	100.00	600.00	500.00	600.00
Annual Social	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Community Events	50.00	0.00	(50.00)	100.00	1,600.00	1,500.00	1,600.00
Insurance							
Liability/ D&O Insurance	1,677.00	0.00	(1,677.00)	1,677.00	3,300.00	1,623.00	3,300.00
TOTAL Insurance	1,677.00	0.00	(1,677.00)	1,677.00	3,300.00	1,623.00	3,300.00
Landscaping							
Mowing	1,025.00	0.00	(1,025.00)	1,845.00	9,300.00	7,455.00	9,300.00
Grounds & Maintenance	120.00	0.00	(120.00)	1,662.47	700.00	(962.47)	700.00
TOTAL Landscaping	1,145.00	0.00	(1,145.00)	3,507.47	10,000.00	6,492.53	10,000.00
Repairs & General Maintenance							
General Repairs/Maintena	0.00	0.00	0.00	61.91	0.00	(61.91)	0.00
North Area Drainage	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00
TOTAL Repairs & General M	0.00	0.00	0.00	61.91	10,000.00	9,938.09	10,000.00
Utilities							
Electric Utilities	30.14	26.00	(1.14)	167.70	174.00	(13.79)	356.00
Water Utilities	59.38	75.00	15.62	216.02	450.00	233.98	900.00
TOTAL Utilities	89.52	101.00	14.48	403.81	624.00	220.19	1,256.00
TOTAL Expense	3,877.88	1,046.00	(2,831.98)	10,133.17	39,141.00	29,907.83	45,427.00
Excess Revenue / Expense	(3,769.57)	(1,046.00)	(2,723.57)	25,672.92	(3,941.00)	29,613.92	(10,227.00)