

BELAIRE ESTATES PROPERTY OWNERS ASSOCIATION  
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BELAIRE ESTATES PROPERTY OWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING FEBRUARY 12, 2016

The annual Homeowners meeting of the Belaire Estates Property Owners Association was held on February 12, 2016 at the Trails Community Center in Summerlin. Directors present at the meeting were Russ Mello, Toby Moldonado, Eddie Gulbenkian and Jim Hart. The necessary quorum was met with 10 homeowners present and 21 proxies provided which is 38.8% which exceeded the 20% minimum to make a quorum.

The meeting was called to order at 7:04 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**

Russ Mello presented the Treasurer's report. Russ reviewed 2015 expenses, which were all as planned. The association still has 2 delinquent homeowners, Elizabeth Barker and Bob Greene. The association is behind in their contribution to the reserve fund but should catch up in the next 2-3 years. The dues will remain \$600 a year.

**Election of Directors**

There were two positions open for election. Toby Moldonado announced his candidacy for president; there were no other candidates. Toby Moldonado was elected unanimously by the 10 homeowners present. Jim Hart announced his candidacy for Secretary; there were no other candidates. Jim Hart was elected unanimously by the 10 homeowners present. They will all serve two year terms until the 2018 Association meeting.

**Budget**

The proposed 2016 budget was handed out and presented. An additional item of \$100 was added to the budget to cover the cost of a welcome basket to all new Belaire residents in 2016. The proposed budget for 2016 was approved with a unanimous vote by all those present and the proxies.

**Report on the Walls**

The association is having a difficult time finding contractors that will bid on the wall project. A Belaire resident who is a general contractor has volunteered to help Darryl Hutchings find a contractor to get a bid on the project.

**Annual Picnic**

Saturday, April 30 from 3 to 7pm is the date for the annual Belaire picnic. Jim Hart and Rick and Leslie Grosvenor will plan the picnic. An \$800.00 budget for the picnic is in the approved 2016 budget.

**Garbage Cans**

From section 9.7 of the Belaire CC&Rs "No rubbish, trash or garbage or other waste material shall be kept or permitted upon any Unit, the Common Area or any public street abutting or visible from the Properties, except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise therefrom so as to render the Properties, or any portion thereof, unsanitary,

unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. Such container shall be exposed to the view of neighboring Units only when set out for a reasonable period of time (not to exceed twelve (12) hours before and after scheduled trash collection hours).” Basically all garbage cans and garbage need to be concealed out of view from the street except for 12 hours prior to and after garbage pickup (Tuesday and Friday in Belaire).

### **Other Issues**

Russ Mello suggested that a Belaire Community Rules summary be included in the welcome baskets presented to new residents. Russ Mello will create the rules summary to be included in the baskets. Mark Langer, a Belaire homeowner, pointed out to the board that about 17 plants have died in the community park and need to be replaced. Toby Moldonado agreed to talk to the landscapers and have the plants replaced and any other damage to the park fixed. Also, Mark Langer pointed out that a few of the security signs on the front gate are faded and worn out, and he volunteered to remove them from the gates.

### **New Front Gate Code**

A new front gate code of **6102** will be added March 15 and the old code will remain active until April 1.

### **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 Russ Mello and seconded at 7:50 p.m.

### **RECAP**

**Speed Limit in Belaire Estates is 15mph.**

**The annual picnic is Saturday in the Belaire Estates Park, April 30 from 3 to 7pm.**

**The new front gate code is: 6102 effective March 15, old code in effect until April 1.**

**Remember keep your garbage cans out of view except the night before and the day of garbage pickup.**

Respectfully submitted,  
Jim Hart  
Secretary