

BELAIRE ESTATES PROPERTY OWNERS ASSOCIATION
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ANNUAL HOMEOWNERS MEETING MARCH 6, 2017

The annual Homeowners meeting of the Belaire Estates Property Owners Association was held on March 6, 2017 at the Trails Community Center in Summerlin. Directors present at the meeting were Russ Mello, Toby Moldonado, and Darryl Hutchings. The necessary quorum was met with 14 homeowners present and 20 proxies provided which is 42.5% which exceeded the 20% minimum to make a quorum.

The meeting was called to order at 7:00 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 2016 expenses, which were all as planned. The association still has 1 delinquent homeowners, Elizabeth Barker. 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.

Budget

The proposed 2017 budget was handed out and presented. The proposed budget for 2017 was approved with a unanimous vote by all those present and the proxies.

Election of Directors

There were three positions open for election. Mike Levy announced his candidacy for director; there were no other candidates Mike Levy was elected unanimously by the 14 homeowners present. Darryl Hutchings announced his candidacy for Director; there were no other candidates. Darryl Hutchings was elected unanimously by the 14 homeowners present. Leslie Grosvenor announced her candidacy for Treasurer; there were no other candidates. Leslie Grosvenor was elected unanimously by 14 homeowners present. They will all serve two year terms until the 2019 Association meeting.

Annual Picnic

Saturday, April 29 from 3 to 7pm is the date for the annual Belaire picnic. Jim Hart, Rick and Leslie Grosvenor will plan the picnic. An \$800.00 budget for the picnic is in the approved 2017 budget.

Belaire Estates Website

Rick Grosvenor talked about the new 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 Rick will put the minutes from this meeting and the picnic time and location on the website.

Front Gate Keypad

There have been complaints about the keypad at the front gate. Toby is going to call the Gate company to come out and check it out and replace it if necessary.

Report on the Walls

Darryl Hutchings reviewed the history of the walls as discussed from previous meetings. The last maintenance of the walls which included resurfacing was done in 2003. The agreement from previous meetings has been the cost will be split 50/50 by the homeowner and the association.. A homeowner suggested drilling weep holes and resurfacing the face of the walls to make them look better. The association is still having a difficult time finding contractors that will bid on the wall project as recommended by the engineering study completed 3 years ago. The engineering study stated that there is no safety issue with the walls falling down. The association will look into drilling weep holes and resurfacing the walls.

Other Issues

The post office is in charge of the mail boxes. If they are damaged or rusting the post office will replace the mail boxes. The trees that are blocking street lights need to be trimmed back and it is the homeowner's responsibility.

New Front Gate Code

A new front gate code of **7102** will be added April 1 and the old code will remain active until May 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 7:58 p.m.

RECAP

Speed Limit in Belaire Estates is 15mph.

The annual picnic is Saturday in the Belaire Estates Park, April 29 from 3 to 7pm.

The new front gate code is: 7102 effective April 1, old code in effect until May 1.

The new 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.

If you have a tree that is blocking a streetlight in your yard you need to have it trimmed back as required by the CC&Rs.

Respectfully submitted,
Jim Hart
Secretary