



Ramona Becker - President
(Mike Schwanke) - Vice President
Steve Olsen - Treasurer
Peggy Fullerton - Secretary
Linda Scott - At-Large

2018 Annual Board Meeting

Bel Aire City Hall Community Room

Minutes

Call to Order & Introductions:

Board: Ramona Becker, Steve Olsen, Linda Scott & Peggy Fullerton

Homeowner Attendees: Andy Titus, Jack Jones, Max Jester, Kent Hansen, Mickey Ellison, Jon Von Achen, Joy Olsen, Jeff Madding, Julia Walsh, Gordon Depledge, Ben and Audra Relph. James and Connie Schmidt, Stephen Guhl, Jonathan Dirks, Jeffrey Artz and Carol Dreifort

Announcement of Quorum:

Ramona Becker announced that Quorum was met and Proxies were received.

Approval of Agenda and 2017 Annual Meeting Minutes:

Max Jester moved to approve last years minutes, it was seconded and all approved.

Treasurer Report:

Steve Olsen gave the Annual Financial report and reported that we started 2017 out with \$42,586.97 and ended with \$32,451.34. Major expenditures were finishing the sidewalk around the pond and tree trimming, in addition to the standard expenses. Kent Hansen moved we accepted the report and Audra Relph seconded. So moved.

At this time Ramona Becker reported that transfer fees were raised from \$25 to \$100 effective October 1, 2017.

Nominating Committee's Report:

Kent Hansen, Steve Guhl and Ramona Becker met and conferred together and were able to find a full slate of nominees for the 2018 Board of Directors. Candidates being nominated for the 2018 board are: Steve Olsen, Ben Relph, Andy Titus, Jon Von Achen and Jeff Madding.

The candidates introduced themselves and briefly spoke of what qualifications they will be bringing to the board this year.

Nominations from the Floor, close of nominations:

There were no nominations from the floor.

Jack Jones moved to close nominations, Linda Scott seconded. Motion carried.

While ballots were being counted Ramona Becker highlighted the accomplishments of the 2017 board. They are as follows:

We have had a very productive year with the help of those serving on our committees!

- installed the west portion to complete the sidewalk around the entire Pond in the Pond commons area
- painted and repaired solar lights beside north bridge completed by Ron Page
- installed new Purple Martin bird house on east bank of pond completed by Jack Koelling
- updated all our signage which includes meeting signs, no soliciting signs and pond rule signs - Steve Olsen, Mike Schwanke, James Schmidt, Jack Koelling, Garrett Scott helped with installing the new signs and removing the old ones!



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- updated the Roofing Policy - Committee members - Jack Jones, Mike Heiland, Phil Gee and Justin Brown
- hosted the Sept 23 Social Event - Hats off to our Social Committee composed of Ginger Koelling and Lydia Haugen who were greatly assisted by Jack Koelling in the planning and implementation of our fall Social event and to Peggy Fullerton, Diana and Jack McPhail, Jeremy Smith, Frank Tritchler, Julie Walsh, Eileen and Dwight Chaska, Kristin Acker, Linda and Garrett Scott, Ramona Becker, Ty Lasher, and the Bel Aire Police Department.
- actively worked to update the Covenants and By-Laws (soon to be presented to members and voted on) - Ben Relph, Steve Olsen, John Dreifort, Linda Scott and Ramona Becker
- printed and distributed new updated directory
- emailed 36 'blast email' to communicate with members members with news items, meeting agendas and alerts of neighborhood break-ins, lost pets, coyote sighting etc.
- conducted two surveys of members via Survey Monkey
- maintained the BAHHOA website with monthly updates of meeting minutes and announcements
- contracted for extensive tree trimming done around the pond - Tony Walsh and professional contractors oversaw all the usual maintenance and upkeep on the front wall, planters, and other common areas
- oversaw numerous compliance issues needing attention coordinated by Linda Scott.

Elections for Board of Directors:

Julie Walsh and Joy Olsen counted the ballots.

New board members for 2018 are – Steve Olsen, Ben Relph, Jeff Madding, Andy Titus and Jon Von Achen.

Old Business

- **Report from Roofing Committee/Board** – Jack Jones reported the updates for acceptable shingles include 3 very good impact resistant shingles. Details can be found on the HOA website.
- **Report from Bylaws and Covenants committee** – Steve Olsen reported that the committee has gone through the Bylaws and Covenants line by line and has forwarded to our attorney for review and comment. When finalized, we will need a special members meeting to approve.

Adjournment

Audra Relph moved to adjourn.

Next annual meeting will be January 2019.

Bel Aire Heights Home Owner's Association - 2017 Annual Income and Expense Report

Assets (as of 1/1/17)	\$42,586.97
Income:	
Dues, Fines, Late Fees and Closing Fees	\$36,587.97
Interest	\$30.21
Total Income	\$36,618.18
Total Assets and Income	\$79,205.15



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2017
Budget

2017 Expenses:

City of Bel Aire - Water		\$585.27	\$1,200
Westar - Electric		\$352.18	\$420
Legal / Corporate Fees		\$4,640.60	\$4,000
Insurance		\$3,117.00	\$3,300
Mowing		\$6,160.00	\$6,540
Grounds & Maintenance	*	\$8,487.82	\$7,000
Postage / Mailings / Directories / Website		\$892.55	\$1,000
HOA Board Misc Expenses		\$131.68	\$200
New Neighbor / Yard of Month / Decorating - Lighting Contests		\$552.46	\$500
Annual Social		\$1,526.25	\$500
Capital Improvements	*	\$20,268.00	\$10,500
IRS Report		\$40.00	\$40
Total Expenses:		\$46,753.81	\$35,200

Total Assets / Remaining Balance as of 12/31/17:	\$32,451.34
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*We used \$10K from 2016 excess carryover to complete the sidewalk.
 Several tree trimming / cleanup projects contributed to the overrun