

BELAIRE ESTATES PROPERTY OWNERS ASSOCIATION  
P. O. BOX 371176  
LAS VEGAS, NV 89137-1176

BELAIRE ESTATES PROPERTY OWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING FEBRUARY 12, 2020

The annual Homeowners meeting of the Belaire Estates Property Owners Association was held on February 12, 2020 at the Trails Community Center in Summerlin. Directors present at the meeting were Toby Maldonado, Jim Hart, Leslie Grosvenor, Chris Wagner and Darryl Hutchings. There was 11 homeowner present.

The meeting was called to order at 7:02 p.m.

**Treasurer's Report**

Leslie Grosvenor presented the Treasurer's report. Leslie explained that the 2020 budget was unchanged from the 2019 one. Therefore the dues remain \$500 a year. The association still has 2 delinquent homeowners and the association is pursuing legal action against both.

**Budget**

The proposed 2020 budget was unanimously approved with no homeowner questions.

**Speeding in the Neighborhood**

Speeding in the neighborhood continues to be a problem and was discussed at length by the attending homeowners. The consensus of the group was to report speeding residents with vehicle make and model and license plate, if able to the board via [contact@belaire-hoa.com](mailto:contact@belaire-hoa.com), Toby Maldonado volunteered to talk in person to violators. If said violators continue to speed the board will fine them appropriately according to the CC&Rs. Also, it was brought up that there are new families that moved into Belaire Estates and therefor more kids, so the board reiterated its message to the homeowners to slow down and drive the speed limit in the neighborhood which is **15 MPH!**

**Front Gates**

All four motors, arms, loops and wiring was replaced for the front gates last year, and everything is working well. The board is going to pursue stripping and re-painting the front and side gates and also look into sprucing up the gates with possible additional iron work. In addition, the stamped concrete at the entrance and exit gates is going to be replaced with pavers to increase the entry appeal of the neighborhood and also make recurring gate maintenance of wiring and loops easier to access and repair.

**Streetlight LED Upgrade**

In the next 2-4 weeks all of our streetlights will be upgraded to LEDs. This will save the association in replacement and electricity costs. They will be brighter and have a ten year warranty. Just a reminder if you have a tree that is near a streetlight, make sure it is trimmed so the streetlights can be accessed and can then illuminate the street as designed.

**Soliciting in the Neighborhood**

No trespassing and no soliciting signs were placed at the front and side pedestrian gates. Soliciting in the neighborhood is illegal per our CC&Rs and Nevada law for a private neighborhood. Call the police if you see solicitors in the neighborhood, and are concerned.

## **Election of Directors**

There were two positions open for election. The association did not receive any nominations for either position nor any volunteers from the attending homeowners. Both Toby Maldonado and Jim Hart agreed to continue on in their current positions for another 2 year term. They will all serve two year terms until the 2022 Association meeting.

## **Belaire Estates Website**

Belaire Estates website: [www.belaire-hoa.com](http://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, speeders etc.) and those will be delivered to the board to ensure action is taken. Also the minutes from this meeting is located on the website. Please send your email address to the Board via the Belaire website if you want your invoices and other important information emailed to you instead of U.S. Postal Service mail.

## **Annual Picnic**

The annual picnic last year was a huge success and we will try to do it the same time this year, in September or October with a date to be determined in the future. A Notice will be placed on the front gate when a date and time has been set.

## **New Front Gate Code**

A new front gate code of **#2098** is active now.

## **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 Toby Moldonado and seconded at 8:02 p.m.

## **RECAP**

**Speed Limit in Belaire Estates is 15mph. Please slow down there are many more children in the neighborhood now.**

**Please report speeders on the Belaire website so the board can address the violator.**

**The new front gate code is: #2098.**

**The Belaire Website is: [www.belaire-hoa.com](http://www.belaire-hoa.com) which contains many documents (CC&Rs, By-Laws, Minutes etc) plus any upcoming events (picnic) or any news.**

**Please send us your email to the above website so we can send any required info or updates via Email.**

Respectfully submitted,

Jim Hart

Secretary