

Bel Aire Heights Annual Meeting

January 16th, 2020 @ 6:30pm

Bel Aire City Building

- **Call to Order** » Meeting was called to order @ 6:41pm by Jeff Artz-President
- **Introduction of Board Members their Roles**
 - Jeff Artz – President
 - Linda Scott – Vice-President
 - Jack Jones – MAL
 - Kent Hansen – Treasurer
- **Introduction of Residents in Attendance**
- **Proof of Notice of Meeting** » Requirement has been met with the mailing of the meeting information and the posting of meeting signs
- **Approval of Agenda** » provided for in the bylaws, is approved.
- **Approval of Minutes** » Jeff informed homeowners that 2019 Annual meeting minutes were included in their meeting packets > he asked for review and any proposed changes.
 - Gordon Depledge requested that the spelling of his name be corrected. It was spelled Gordan which is incorrect, should be Gordon.
 - Jon Von Achen requested that the spelling of his name be corrected. It was spelled Van Achen which is incorrect, should be Von Achen.
 - Kent Hansen stated that in 2019 he only motioned to approve the agenda and NOT last year's minutes so he asked that the words "and last year's minutes" be removed from the record.
 - Jeff Artz stated that with no other corrections, the minutes stand approved as corrected.
- **Officer's Reports**
 - **President's Report (Jeff Artz)** » Jeff stated that his Annual President's Report was sent out via blast email in the month of December. He stated he would be providing a summary of Board accomplishments for 2019.
 - Drainage issue at pond is resolved and in good working order.
 - HOA Management company was hired and new contract is in force for 2020.
 - 2019 Mowing and Maintenance contract was agreed upon in the Spring and the new contract is in place for 2020.
 - Covenants and Bylaws have been reviewed by an attorney and the proposed changes have been approved by the Board and are now ready for the membership to discuss and vote on in 2020.
 - HOA sponsored a neighborhood fall social that was well received.
 - New directories for the neighborhood were published and distributed.
 - There is now a Pet Memorial in place in place at the pond that pet owners can place the name of their beloved pets.
 - Quarterly newsletter was published in the Fall and Winter to better inform and improve communication within the neighborhood.
 - Neighborhood contest for the Yard of the Month, Halloween, and Christmas Yard Decorations were conducted and awards were given.
 - Bridge and benches at the pond have been repaired and painted.
 - 2020 budget has been prepared.
 - **Management Company's report (Macyn Fox-Gracy)** » Macyn introduced herself as the new Community Manager for Bel Aire Heights. Informed residents that we complete property inspections, that we will be helping with the Special Meeting for the Bylaws and Covenants coming up, provided contact information and advised residents to reach out to her with any questions or concerns.
 - **Treasurer's Report (Kent Hansen)** » Kent stated that he wanted to discuss the 2019 budget, the actual expenses and the proposed 2020 budget. Kent stated that the 2020 budget looks different due to the software that the management company uses. Discussion was then had about each line item. Explained an increase in any line item and explained what each one represents.

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- 2020 Budget Income is the amount of money that will be received due to assessments, \$40,480.00. Other income is due to interest and transfer fees. The transfer fees were increased for 2020 to help bring in extra income.
- Management Services » increased from 2019 due to the contract running a full 12 months versus a partial year
- Legal Corporate Fees » increased to \$4000.00 for 2020 due to bylaws and covenant review with the attorney.
- Audit of Books » Audit is supposed to occur every three years, budget line item is an estimated cost
- 2020 Capital Projects – Playground Fund » Playground has been discussed in the past and is believed to be the number 1 wanted item. Budget was set at \$12,000.00 to purchase equipment that will suffice for younger children and upgrade what the playground is.
- Dragonfly Contract and Grounds & Maintenance » 2020 budget will now have a separate line item for the contract expenses of \$11,000.00 and then will have a line item for the extra, 'non-contract' items in the amount of \$2000.00.
- Association is projected to bring in \$40,480.00 and is projected to spend \$49,505.00, which is a difference of \$9,025.00.
- Explained deficit that is shown on budget for 2019 and 2020 will be pulled from the reserve funds. Beginning balance for 2019 in the checking account was \$51,00.00, Ending balance was for 2019 was \$41,005.90.
- Question was asked whether or not the Board goes out for bids for lawn care services and Kent explained that HMS solicits bids and presents to Board for review and decision.
- President Jeff Artz stated that he had an item to add to the report > Stated that he received an updated invoice from the attorney in the amount of \$4,680.00 bringing the total attorney fees for the covenant and bylaw changes to \$6,450.00. Jeff asked if action needed to be taken on whether to pay > Board advised that this would be discussed during the Board meeting immediately following the Annual.
- **Secretary Report (Ramona Becker)** » Secretary was not present > no report given
- **Vice-President Report (Linda Scott)** » Christmas Light Winners were chosen and three awards were given.
- **At-Large Report (Jack Jones)** » Jack explained that his role is to review project requests > stated that several new projects were presented this year and were approved. Projects are in-line with the covenants and look good for the neighborhood.
- **Report of Committees and President's Report**
 - **House and Grounds Committee (Linda Scott, Chair)** » The new Dragonfly contract was accepted for 2020
 - **Roofing Committee (Jack Jones, Chair)** » Roofing standards are staying the same for 2020 and are on the website for review
 - **Pet Memorial (James Schmidt, Chair)** » Located over on the east side of the pond. Cost is \$4.00/pet name if you would like to have one added to the memorial. Jeff stated that he has only heard positive feedback regarding the memorial.
 - **Playground Discussion (Jack Jones)** » Jack stated that \$12,000 will get the HOA a small structure that includes a climbing structure and a couple of slides and installation. Structure is meant for kids aged 5 to 12 years of age.
 - Planned to be installed near the swing.
 - Discussion of base type and depth will be additional cost.

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- Resident asked why the playground is on the table for consideration at all > Jack explained that previous Boards have sent surveys where playgrounds have come up many times and that others have voiced wants for one was well. Jack further stated that this will help the aesthetics of the neighborhood and will be another attraction to draw in new homeowners.
- Concerns were expressed regarding not having any fencing around the playground with it being near the pond.
- Concerns were expressed regarding the assessment increase and the budget showing a deficit for the end of year for 2020 and now a playground may be installed > resident wanted to know if dues were going to be increased for 2021. Board stated that they have reserve funds for years such as these and to cover unplanned expenses that may occur.
- Resident asked how much usage the swing set has and how much use with the playground get. Other residents expressed that the sidewalks around the pond, the shelter, and the swings are all used quite a bit.
- Resident wanted to know if items are provided only via the website because not everyone knows how or wants to access the internet/website. Board explained that they try many different avenues to get communication out to the membership.
- Resident wanted to know if having an HOA is really needed still. Stated that the City of Bel Aire appears to have the same standards as the HOA. Kent explained that the HOA protects the home values and that many homes that are managed by the City are not maintained and are in disrepair.
- Resident brought up a great question about an increase to insurance cost for covering the playground. Jack explained that the Board was aware and will be factoring in the cost for the budget.
- **Nominating Committee (Jeff Artz)** » Nothing to report until next December. Ballots were already distributed.
- **Bylaws & Covenants – Proposed Changes (Jeff Artz)** » Last year Steve Olsen gave a presentation of the bylaws and covenants. Motion was made to table the discussion which failed. Second motion was made to review, which passed, Board discussed and approved the proposed changes. It takes 75% of all homeowners to approve any change to the current bylaws or covenants. Jeff stated that this new Board will have to walk door to door to obtain proxies. Copies will be sent via blast email. Special meeting will be set for Summer 2020. Discussion in detail will be had, then members will vote to either approve or deny proposed amendment. This is a total replacement of the current governing documents.
- **Election of Directors**
 - Announcement of Nominees: Jeff Artz, Linda Scott, Jack Jones, James Schmidt, Monica Williams
 - Open Nominations from the floor: None presented. Motion made by _____ to close nominations, motion was seconded by Gordon Depledge, motion passed.
 - Ballots Cast: Ballots were collected by Steve Olsen and Macyn from HMS.
 - Thanks were given to current Board for their year of service by the residents. Jeff read personal report for the year of service/requested Ramona prepare certificates of service for current Board/each current Board member received one for the 2019 year of service.
 - Announcement of Voting Results: All nominees were elected, and announcement of 2020 Board was given. 2020 Board is
- **Unfinished Business** » **NONE**
- **New Business** » **NONE**
- **Attendees' Comments** » Confirmation of when Special meeting will be held which is Spring 2020.
- **Adjournment** » Motion made by Jon Von Achen to close meeting, motion was seconded by Joyce Artz, motion carried and passed. Meeting was adjourned at 7:41pm.