



Jeff Artz - President
Linda Scott - Vice President
Kent Hansen - Treasurer
Ramona Becker - Secretary
Jack Jones - At-Large

2019 June Board Meeting
Bel Aire City Hall Library

Minutes

June 13, 2019

Call to Order and Introductions

Board: Jeff Artz, Linda Scott, Kent Hansen, Ramona Becker, Jack Jones

Homeowner Attendees: Steve Olsen, Gary Young, Tony Walsh

Proof of Notice of Meeting – Website posting, neighborhood signs, emails to member list

Approval of Agenda – approved by the board

Approval of Minutes: Jack moved, Linda seconded – all approved

Officer's Reports and further definition of duties with each office

- President's Report – There will be no more draft minutes posted on website but only approved minutes.
- HOA Management Services Report – just follow up from last meeting, tree removed from spillway, got two responses for concrete bids out of five. They heard back from Sunflower. CC'd all the board on all the emails from members.
 - Jack asked if they were going to keep up the website and the answer is no
- Treasurer's Report
 - Budget Report \$45,387 in savings account and \$886.47 HOA bill for the month.
 - Jack moved Linda seconded to pay HOA Management. bill. Motion passed
 - Discussion about passing money to HOA Management Services so they can pay all the bills.
 - Mandi said they have a 9-month CD where our money will make more interest.
 - Jack moved, Jeff seconded to transfer \$25,000 into HOA Mutual of Omaha account – motion passed.
 - Dues update - fines and filing liens. – One past due for \$686, Brenda with the HOA Management Services will handle this.
- Secretary's Report – gave Kent a \$29.99 bill for the tape recorder that was already approved.
- Vice-President's Report –
 - Linda inquired about the trees being sprayed but company is behind with all the rain
 - Tree stump will be ground out as soon as schedule permits
- At-Large Report – There were four architectural approvals to sign

Report of Committees

- House and Grounds Control Committee – Linda Scott, chair
 - Linda called ArborMaster's about trees on front fence – trees are too mature to straighten and they recommend thinning Pear trees.
- Bylaws & Covenants Committee – Jeff asked the committee to meet before the next month board meeting and present recommendations to the board
- Social Committee – Jack and Ginger Koelling – Jeff would like for them to attend to the next board meeting and provide an update. Ramona said Jack had a new suggestion for the social.
- Playground Committee – no report
- Roofing Committee – Jack Jones – one new roof added in compliance with policy.

Unfinished Business)

- Linda Scott – Drainage Way - Discussion regarding concrete bids and alternative choices
- Jeff volunteered to stake a leaning Pine tree
- \$480 to thin out all the trees
 - Jack moved to trim the good trees – three Maples on east side and three good Pear Trees not leaning for a cost of \$330. Kent seconded. Motion passed 5-0. Mandi said they will mark them with tape.
- Linda suggests we may have an issue with the wall being compromised by trees too close to wall on both sides
 - Steve said a member was notified last year about the trees in his back yard.
- Linda discussed the latest two bids from Concrete companies.



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- Kent moved to accept SmithCon's bid for concrete if we decide to go with concrete, Jeff seconded. Motion approved 4-0 with one abstention.
- Jeff requested a contractor's meeting with both contractors invited to give the board another opportunity to review the two bids again in more detail and ask additional questions. Meeting tentatively scheduled for June 20 at 3:00pm. Mandi suggested separate times for contractors – 30 minutes each.

New Business

- Board vote on Yard of the Month – Montero's – 4881 Farmstead Court

Attendees' Comments – none

Adjournment – Linda moved, Ramona seconded. Motion passed at 8:23 pm

Next Meeting Scheduled for Thursday, July 11, 2019 at 7:00 p.m.

Kappelmans Bel Aire Heights Homeowners Association, INC
 Balance Sheet
 Transaction 05/31/2019

Assets	
<u>Cash Assets</u>	
Chisholm Trail State Bank-Checking	35,317.89
Community Association Bank-Checking	100.00
Chisholm Trail State Bank-Savings	45,498.67
Total Cash Assets	80,916.76
Total Assets	80,916.76
<u>Liabilities & Equity</u>	
<u>Equity</u>	
Retained Earnings	51,474.27
Net Income	29,442.49
Total Equity	80,916.76
Total Liabilities & Equity	80,916.76

Kappelmans Bel Aire Heights Homeowners Association, INC
 Statement of Revenue & Expense
 Transaction 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Income							
2019 HOA Assessments	0.00	0.00	0.00	35,040.00	35,200.00	(160.00)	35,200.00
TOTAL Assessment Income	0.00	0.00	0.00	35,040.00	35,200.00	(160.00)	35,200.00
Income							
Bank Interest Income	0.00	0.00	0.00	7.68	0.00	7.68	0.00
Late Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Transfer/Initiation Fee	100.00	0.00	100.00	600.00	0.00	600.00	0.00
TOTAL Income	100.00	0.00	100.00	657.68	0.00	657.68	0.00
TOTAL Income	100.00	0.00	100.00	35,697.68	35,200.00	497.68	35,200.00
Expense							
Administrative							
Management Services	803.70	626.00	22.30	2,811.10	2,855.00	43.90	8,637.00
Website Maintenance	0.00	0.00	0.00	0.00	100.00	100.00	100.00
Postage	3.30	58.00	54.70	183.30	290.00	166.70	700.00
Printing/Reproduction	116.00	50.00	(58.66)	468.91	290.00	(178.91)	700.00
Tax Preps/RS Annual Rptc	80.00	0.00	(80.00)	80.00	40.00	(20.00)	40.00
Legal/Corporate Fees	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00
Audit of Books	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
HOA Board Misc Expense	0.00	0.00	0.00	23.21	100.00	76.79	100.00



Kappelman's
Bel Aire Heights
 Homeowner's Association Inc.

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Audit of Books	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
HCA Board Misc Expense	0.00	0.00	0.00	23.21	100.00	76.79	100.00
TOTAL Administrative	983.66	942.00	(41.66)	3,466.52	7,675.00	4,208.48	14,277.00
Capital Expenses							
Playground Fund-Capital I	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
TOTAL Capital Expenses	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
Community Events							
New Neighbor/Contests	50.00	0.00	(50.00)	50.00	600.00	550.00	600.00
Annual Social	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Community Events	50.00	0.00	(50.00)	50.00	1,600.00	1,550.00	1,600.00
Insurance							
Liability/O&O Insurance	0.00	0.00	0.00	0.00	3,300.00	3,300.00	3,300.00
TOTAL Insurance	0.00	0.00	0.00	0.00	3,300.00	3,300.00	3,300.00
Landscaping							
Mowing	820.00	0.00	(820.00)	820.00	9,300.00	8,480.00	9,300.00
Grounds & Maintenance	1,437.47	0.00	(1,437.47)	1,542.47	700.00	(842.47)	700.00
TOTAL Landscaping	2,257.47	0.00	(2,257.47)	2,362.47	10,000.00	7,637.53	10,000.00
Repairs & General Maintenance							
General Repairs/Maintens	61.91	0.00	(61.91)	61.91	0.00	(61.91)	0.00
North Area Drainage	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00
TOTAL Repairs & General M.	61.91	0.00	(61.91)	61.91	10,000.00	9,938.09	10,000.00
Utilities							
Electric Utilities	29.00	29.00	(0.00)	157.85	145.00	(13.65)	350.00
Water Utilities	31.50	75.00	43.50	185.64	375.00	216.36	900.00
TOTAL Utilities	61.40	104.00	43.50	314.29	520.00	205.71	1,250.00
TOTAL Expense	3,414.44	1,046.00	(2,368.44)	6,255.10	36,085.00	31,838.81	45,427.00
Excess Revenue / Expense	(3,314.44)	(1,046.00)	(2,268.44)	29,442.49	(2,895.00)	32,337.49	(10,227.00)