



*Jack Jones - President
Linda Scott - Vice President
Steve Olsen - Treasurer
Sean White - Secretary
Kent Hansen - At-Large*

Board Meeting
Bel Aire City Hall Library
January 13, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Approval of Agenda

Approval of last month's Minutes - Electronically approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$58,031.99, ending balance \$55,958.78.
 - Monthly Expenses \$2,112.55
 - Motion by Steve Olsen to keep the same budget for 2015, 2nd by Linda Scott. Approved.

- Secretary's Report
 - Directory – 2015/2016 directories should be out by the end of March.
 - Website – Update calendar page to include all of 2015.

- Vice-President's Report
 - Welcome Committee – The board would like to welcome
 - Peggy Fullerton – 4859 N. Homestead
 - Edward Coleman – 5718 E. 49th St N.
 - Lawn and Landscape – Starting to get bids for 2015

- At-Large Report
 - Compliance
 - Issues
 - 4870 N. Homestead – Tires in the side yard
 - Follow up
 - 5607 E. 49th St N. – Incorrect roof
 - Will be meeting with owners and attorney this month.
 - Architectural Approval Forms
 - 4914 N. Highland – Shrubs to cover satellite dish - Approved

- President's Report



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Report of Committees

- Bylaws & Covenants - no action
- Master Plan Committee - no action
- Roofing Committee - no action

Other Business

Christmas light winners: 1st - 4881 N. Farmstead Ct
2nd - 5933 E. 47th St N.
3rd - 4901 N. Homestead

Adjournment

- Kent Hansen, seconded by Steve Olsen, approved.

Next Meeting Scheduled for February 10, 2014 at 7:00 pm.

(December 2015 Financials below)



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

Jack Jones - President
 Linda Scott - Vice President
 Steve Olsen - Treasurer
 Sean White - Secretary
 Kent Hansen - At-Large

Bel Aire Heights Home Owner's Association - Income and Expense Report for December, 2014			
Assets:		Date:	Amount
	Beginning Balance - Savings and Checking	12/1/14	\$58,031.99
	Savings:		
	Beginning Balance	12/1/14	\$57,343.85
	Transfers to Checking	12/8/14	(\$5,000.00)
	Transfers from Checking		\$0.00
	Interest Earned	12/31/14	\$14.34
	Ending Balance	12/31/14	\$52,358.19
	Checking:		
	Beginning Balance	12/1/14	\$688.14
	Transfers From Savings	12/8/14	\$5,000.00
	Transfers To Savings		\$0.00
	Deposit (Dues & Transfer Fees)	12/29/14	\$25.00
	Expenses (see detail below)		(\$2,112.55)
	Ending Balance	12/31/14	\$3,600.59
Total Assets / Remaining Balance as of 12/31/14:			\$55,958.78
	Check #	Paid To / Purpose	
	Auto Debit	Westar - Electric	12/22/14 \$26.41
	Auto Debit	City of Bel Aire - Water	12/5/14 \$66.03
	2633	Countryside (Mow on 11/11 (\$65), Trim trees around property (\$900)	12/15/14 \$965.00
	2634	Linda Scott (reimburse for new member copies & movie pass)	12/23/14 \$87.77
	2635	Accent Lighting (last 50% of Front Lighting)	12/30/14 \$627.99
	Debit	Fed X Kinko's (copies of Dues Notice)	12/15/14 \$36.91
	Debit	Fed X Kinko's (copies of Mtg Notice and Proxy)	12/15/14 \$84.98
	Debit	Office Max (Labels and Black Ink Cartridge)	12/16/14 \$58.91
	Debit	Sam's (Envelopes & Stamps)	12/15/14 \$158.55
	Total Expenses for December, 2014		\$2,112.55
Prepared by Steve Olsen on 1/8/15			



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Board Meeting
Bel Aire City Hall Library
February 10, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests: Gary Young

Approval of Agenda Steve Olsen, seconded by Kent Hansen, approved.

Approval of last month's Minutes Steve Olsen, seconded by Kent Hansen, approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$55,958.78, ending balance \$64,555.67.
 - Monthly Expenses \$355.61

- Secretary's Report
 - Directory
 - Website

- Vice-President's Report
 - Welcome Committee
 - The board would like to welcome
 - David and Lori Kitchen to 4910 N Homestead.
 - Lawn and Landscape
 - Getting bids from several landscape companies.
 - Working with Countryside to finish mowing and cleanup south of the dam.

- At-Large Report
 - Architectural Approval Forms
 - 4644 Hedgerow – siding and paint
 - Compliance
 - Issues
 - 4857 N. Farmstead Ct. – Party, owners were notified.
 - Follow up

- President's Report
 - 4859 N. Homestead – Lien release is complete
 - 5607 E. 49th St. N. – Incorrect Roof
 - Motion by Steve Olsen to fine \$500 to be paid by August 10, 2015, for improper roof. A lien will be placed on the property allowing the owner 5 years to replace the roof with a compliant roof from the date that the current roof was installed. If the property is sold before the 5 years is up



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the roof must be replaced with a compliant roof before closing. Linda Scott second, Approved.

- Motion by Steve Olsen to have Nick Miller with Eden Lawn Care clean up the hedge balls from the common areas for \$140 per the bid. Kent Hansen second, Approved.

Report of Committee

- Bylaws & Covenants-no action
- Master Plan Committee-no action
- Roofing Committee – no action

Other Business

- For the March meeting
 - Selection of a roofing committee.
 - Bids and ideas for the front planter beds.
 - Bids for the walkway around the west side of the lake.
 - 5816 E. 49th St. N. – Lien from 2014

Adjournment

- Steve Olsen, seconded by Kent Hansen, approved.

Next Meeting Scheduled for March 17, 2014 at 7:00 pm.

(January 2015 Financials below)



**Bel Aire Heights Home Owner's Association - Income and Expense
 Report for January, 2015**

Assets:	Date:	Amount
Beginning Balance - Savings and Checking	1/1/15	\$55,958.78
Savings:		
Beginning Balance	1/1/15	\$52,358.19
Transfers to Checking		\$0.00
Transfers from Checking		\$0.00
Interest Earned		\$0.00
Ending Balance	1/31/15	<u>\$52,358.19</u>
Checking:		
Beginning Balance	1/1/15	\$3,600.59
Transfers From Savings		\$0.00
Transfers To Savings		\$0.00
Deposit (Dues)	1/12/15	\$7,067.50
Deposit (Dues)	1/15/15	\$1,885.00
Expenses (see detail below)		<u>(\$355.61)</u>
Ending Balance	1/31/15	\$12,197.48
Total Assets / Remaining Balance as of 1/31/15:		\$64,555.67

Expenses:

Check #	Paid To / Purpose	Date	Amount
Auto			
Debit	City of Bel Aire - Water	1/5/15	\$24.72
Auto			
Debit	Westar - Electric	1/21/15	\$30.89
2636	CTSB - Cash for Christmas Lights (\$150) and Yard of the Month (\$150)	1/29/15	\$300.00
Total Expenses for January, 2015			\$355.61



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Bel Aire Heights
Homeowner's Association Inc.

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Board Meeting
Bel Aire City Hall Library
March 17, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests: Julie Walsh

Approval of Agenda Kent Hansen, seconded by Steve Olsen, approved.

Approval of last month's Minutes Kent Hansen, seconded by Steve Olsen, approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$64,555.67, ending balance \$81,236.32.
 - Monthly Expenses for February - \$506.35

- Secretary's Report
 - Directory – Will be ready to distribute by April 1st.
 - Website

- Vice-President's Report
 - Welcome Committee
 - The Board would like to welcome
 - David & Lori Kitchen - 4910 N. Homestead
 - Lawn and Landscape – See President's Report

- At-Large Report
 - Architectural Approval Forms
 - 4621 N. Farmstead – Paint approved
 - Compliance
 - Issues
 - Late dues being addressed.
 - No skateboarding on the dam
 - Follow up

- President's Report
 - Lawn & Landscape
 - Motion by Steve Olsen to except the bid from Dragonfly for lawn mowing and landscape services for a yearly total of approximately \$4871.00. Second by Linda Scott. Approved.
 - Motion by Steve Olsen to except Dragonfly's bid to redo the front planter beds along 45th street for approximately \$2910.00. Second by Linda Scott. Approved.



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Report of Committees

- Bylaws & Covenants - no action
- Master Plan Committee - no action
- Roofing Committee - no action

Other Business

- Walkway around the lake
 - Motion by Jack Jones to except the bid from Calvin Opp Concrete for \$30,865.00 to install the north and south entrances and walkway around the east side of the lake near the shelter and playground. Second by Sean White. Approved.

Adjournment

- Steve Olsen, seconded by Kent Hansen, approved.

Next Meeting Scheduled for April 14, 2014 at 7:00 pm.

(February 2015 financials below)



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Bel Aire Heights Home Owner's Association - Income and Expense Report for February, 2015			
Assets:		Date:	Amount
	Beginning Balance - Savings and Checking	2/1/15	\$64,555.67
	Savings:		
	Beginning Balance	2/1/15	\$52,358.19
	Transfers to Checking		\$0.00
	Transfers from Checking		\$20,000.00
	Interest Earned		\$0.00
	Ending Balance	2/28/15	\$72,358.19
	Checking:		
	Beginning Balance	2/1/15	\$12,197.48
	Transfers From Savings		\$0.00
	Transfers To Savings		(\$20,000.00)
	Deposit (Dues)		\$6,090.00
	Deposit (Dues)		\$1,740.00
	Deposit (Dues)		\$2,755.00
	Deposit (Dues)		\$6,602.00
	Expenses (see detail below)		(\$506.35)
	Ending Balance	2/28/15	\$8,878.13
Total Assets / Remaining Balance as of 2/28/15:			\$81,236.32
Expenses:			
	Check #	Paid To / Purpose	
	Auto Debit	City of Bel Aire - Water	2/5/15 \$26.21
	Auto Debit	Westar - Electric	2/23/15 \$25.24
	2637	Martin Pringle (Legal Fees - Liens & Roofs)	2/10/15 \$415.90
	2638	Insuror's Inc. (delta for new lights)	2/27/15 \$29.00
	2639	Linda Scott (new resident movie pass)	2/23/15 \$10.00
Total Expenses for February, 2015			\$506.35



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Board Meeting
Bel Aire City Hall Library
April 14, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests: None

Approval of Agenda Jack Jones, seconded by Kent Hansen, approved.

Approval of last month's Minutes Steve Olsen, seconded by Linda Scott, approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$81,236.32, ending balance \$85,958.94.
 - Monthly Expenses \$889.99

- Secretary's Report
 - Directory
 - Website – Will look at adding 811 Dig Safe to website.

- Vice-President's Report
 - Welcome Committee
 - Lawn and Landscape
 - Motion by Steve Olsen to have Kent Hansen get 3 maples and 2 redbud trees installed along the front wall with a not to exceed of \$1500. Second by Linda Scott. Approved.

- At-Large Report
 - Compliance
 - Issues
 - Still have a few unpaid dues that are being referred to the attorney.
 - City is going to clean out the culverts on 45th.
 - Follow up
 - Motion by Steve Olsen to fine 4829 N. Farmstead Ct. \$500 if dues are not received by 4/20/15. Second by Linda Scott. Approved.
 - Motion by Kent Hansen to fine 4961 N. Highland \$500 for non-payment of dues. Second by Steve Olsen. Approved.
 - Motion by Steve Olsen to fine 4700 N. Farmstead \$500 for non-payment of dues. Second by Kent Hansen. Approved.
 - Architectural Approval Forms
 - 4652 Farmstead Ct. – Shed. Approved
 - 4875 N. Homestead – Deck. Approved



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- President's Report
 - Motion by Jack Jones to have Linda Scott get the solar light on the north bridge repaired with a not to exceed of \$200. Second by Steve Olsen. Approved.

Report of Committees

- Bylaws & Covenants-no action
- Master Plan Committee-no action
- Roofing Committee – no action

Other Business

Follow up on park signage for the dam.

Look at having a social after the walkway is done in the park.

Adjournment

- Kent Hansen, seconded by Steve Olsen, approved.

Next Meeting Scheduled for May 19, 2014 at 7:00 pm.

(March 2015 financials below)



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 Sean White - Secretary
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**Bel Aire Heights Home Owner's Association - Income and Expense
 Report for March, 2015**

Assets:	Date:	Amount
Beginning Balance - Savings and Checking	3/1/15	\$81,236.32
Savings:		
Beginning Balance	3/1/15	\$72,358.19
Transfers to Checking		\$0.00
Transfers from Checking		\$0.00
Interest Earned		\$12.61
Ending Balance	3/31/15	\$72,370.80
Checking:		
Beginning Balance	3/1/15	\$8,878.13
Transfers From Savings		\$0.00
Transfers To Savings		\$0.00
Deposit (Dues)	3/3/15	\$1,085.00
Deposit (Dues)	3/18/15	\$3,525.00
Deposit (Dues)	3/30/15	\$990.00
Expenses (see detail below)		(\$889.99)
Ending Balance	3/31/15	\$13,588.14
Total Assets / Remaining Balance as of 3/31/15:		\$85,958.94

Expenses:

Check #	Paid To / Purpose	Date	Amount
Auto Debit	City of Bel Aire - Water	3/5/15	\$26.21
Auto Debit	Westar - Electric	3/23/15	\$24.99
2640	Martin Pringle (Legal Fees - Wrong Roof)	3/9/15	\$336.00
2641	Eden Lawn Care (Pick up Hedgeapples from commons)	3/25/15	\$180.00
Debit	Fed X Kinkos (Print Directories)	3/27/15	\$322.79

Total Expenses for March, 2015 **\$889.99**



Jack Jones - President
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Steve Olsen - Treasurer
Sean White - Secretary
Kent Hansen - At-Large

Board Meeting
Bel Aire City Hall Library
May 19, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests: Carol Dreifort and Ramona Becker

Approval of Agenda Kent Hansen, seconded by Sean White, approved.

Approval of last month's Minutes Steve Olsen, seconded by Linda Scott, approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$85,958.94, ending balance \$72,651.00.
 - Monthly Expenses \$14,285.44 (*April 2015 financials attached below*)

- Secretary's Report
 - Directory - None
 - Website - None

- Vice-President's Report
 - Welcome Committee
 - New to the neighborhood Dustin Schneider - 5626 E. 48th Circle N.
 - Lawn and Landscape
 - Life preservers and ropes by the pond are in poor condition.
 - Motion by Kent Hansen to spend up to \$460.00 for new life preservers and rope. Second by Steve Olsen, Approved.
 - Motion by Kent Hansen to approve \$314 for the first trees that were planted along the wall on 45th and \$350 for an additional tree. Seconded by Steve Olsen, Approved.

- At-Large Report
 - Architectural Approval Forms
 - 4855 N. Homestead – Paint Approved
 - 5905 E. 49th Ct. N. – New deck Approved
 - 5912 E. 49th Ct. N. – Paint Approved
 - Compliance
 - Issues
 - 4602 N. Farmstead Ct. – Trailer
 - Non-residents and residents around the pond after dark. Trash left at the shelter area.
 - We are working on addressing the new policy for the pond and will address and vote on it at the next meeting.



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- Follow up
 - 4700 N. Farmstead – Agreement to pay dues, late fees, and fines.
- President's Report

Report of Committees

- Bylaws & Covenants - no action
- Roofing Committee – no action

Other Business

HOA Liability Insurance – Motion by Linda Scott to approve the liability insurance policy for \$1652 per year and to lock that price for three years. Second by Steve Olsen, Approved

Adjournment

- Steve Olsen, seconded by Kent Hansen, approved.

Next Meeting Scheduled for June 7, 2015 at 7:00 pm.



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Bel Aire Heights
 Homeowner's Association Inc.

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 Linda Scott - Vice President
 Steve Olsen - Treasurer
 Sean White - Secretary
 Kent Hansen - At-Large

**Bel Aire Heights Home Owner's Association - Income and Expense
 Report for April, 2015**

Assets:	Date:	Amount
Beginning Balance - Savings and Checking	4/1/15	\$85,958.94
Savings:		
Beginning Balance	4/1/15	\$72,370.80
Transfers to Checking		\$0.00
Transfers from Checking		\$0.00
Interest Earned		\$0.00
Ending Balance	4/30/15	\$72,370.80
Checking:		
Beginning Balance	4/1/15	\$13,588.14
Transfers From Savings		\$0.00
Transfers To Savings		\$0.00
Deposit (Dues)	4/9/15	\$607.50
Deposit (Dues)	4/13/15	\$170.00
Deposit (Dues)	4/16/15	\$30.00
Deposit (Dues)	4/22/15	\$170.00
Expenses (see detail below)		(\$14,285.44)
Ending Balance	4/30/15	\$280.20
Total Assets / Remaining Balance as of 4/30/15:		\$72,651.00

Expenses:

Check #	Paid To / Purpose	Date	Amount
Auto Debit	City of Bel Aire - Water	4/6/15	\$26.21
Auto Debit	Westar - Electric	4/20/15	\$24.96
Debit	KS State HOA Filing Fee	4/7/15	\$40.00
2642	Jack Jones (reimburse for Cert Ltrs & Christmas Lights)	4/28/15	\$110.18
2643	Martin Pringle (Legal)	4/13/15	\$278.48
2644	Dragonfly (Mowing, Front Beds, Plant 5 trees)	4/24/15	\$5,254.66
2645	Dragonfly Lawn (Weed & Feed)	4/30/15	\$834.70
2646	Opp Concrete (25% down on walking path)	4/29/15	\$7,716.25
Total Expenses for April, 2015			\$14,285.44



Jack Jones - President
Linda Scott - Vice President
Steve Olsen - Treasurer
Sean White - Secretary
Kent Hansen - At-Large

Board Meeting
Bel Aire City Hall Library
June 9, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests:

Approval of Agenda Steve Olsen, seconded by Kent Hansen, approved.

Approval of last month's Minutes Steve Olsen, seconded by Linda Scott, approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$72,651.00 ending balance \$72,620.49.
 - Monthly Expenses \$80.51 (*May 2015 financials attached below*)

- Secretary's Report
 - Directory - None
 - Website – Need pictures of new sidewalk for the web site

- Vice-President's Report
 - Welcome Committee
 - Lawn and Landscape
 - Yard of The Month – 4835 N. Farmstead Ct.
 - Lights on 45th need new photo cells, possible to be replaced this week.

- At-Large Report
 - Architectural Approval Forms
 - 4875 N. Homestead – Stain deck – Approved
 - 5626 E. 48th Cir. – Paint – Approved
 - 5905 E. 49th – Stain deck – Approved
 - 4853 Farmstead – Stain front porch concrete - Approved
 - Compliance
 - Issues
 - Follow up

- President's Report
 - Motion by Kent Hansen to add a policy that Duck Haven Pond hours are from sun up to sun set. Second by Steve Olsen. Approved
 - Motion by Steve Olsen to spend up to \$100 to add the hours to the signs around the pond. Second Linda Scott. Approved.

Report of Committees

- Bylaws & Covenants - no action



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Sean White - Secretary
Kent Hansen - At-Large*

- Roofing Committee – no action

Other Business

Adjournment

- Steve Olsen, seconded by Kent Hansen, approved.

Next Meeting Scheduled for July 7, 2015 at 7:00 pm.



Jack Jones - President
 Linda Scott - Vice President
 Steve Olsen - Treasurer
 Sean White - Secretary
 Kent Hansen - At-Large

**Bel Aire Heights Home Owner's Association - Income and Expense
 Report for May, 2015**

Assets:	Date:	Amount
Beginning Balance - Savings and Checking	5/1/15	\$72,651.00
Savings:		
Beginning Balance	5/1/15	\$72,370.80
Transfers to Checking		(\$10,000.00)
Transfers from Checking		\$0.00
Interest Earned		\$0.00
Ending Balance	5/31/15	<u>\$62,370.80</u>
Checking:		
Beginning Balance	5/1/15	\$280.20
Transfers From Savings		\$10,000.00
Transfers To Savings		\$0.00
Deposit (Transfer Fee 4711 N. Farmstead)	5/19/15	\$25.00
Deposit (Transfer Fee 5626 E. 48th Circle)	5/26/15	\$25.00
Expenses (see detail below)		(\$80.51)
Ending Balance	5/31/15	<u>\$10,249.69</u>
Total Assets / Remaining Balance as of 5/31/15:		\$72,620.49

Expenses:

Check #	Paid To / Purpose	Date	Amount
Auto Debit	City of Bel Aire - Water	5/5/15	\$42.35
Auto Debit	Westar - Electric	5/19/15	\$25.66
2647	Snyder - Refund partial late fee	5/29/15	\$12.50

Total Expenses for May, 2015 **\$80.51**



Jack Jones - President
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Steve Olsen - Treasurer
Sean White - Secretary
Kent Hansen - At-Large

Board Meeting
Bel Aire City Hall Library
July 7, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests: James Schmidt

Approval of Agenda Kent Hansen, seconded by Steve Olsen, approved.

Approval of last month's Minutes Kent Hansen, seconded by Linda Scott, approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$72,620.49, ending balance \$44,381.70.
 - Monthly Expenses - \$28,275.02 (*June 2015 financials attached below*)
- Secretary's Report
 - Directory - None
 - Website - None
- Vice-President's Report
 - Welcome Committee - None
 - Lawn and Landscape
 - Yard of the Month – 5702 E. 49th St. N.
- At-Large Report
 - Architectural Approval Forms
 - 4940 N. Homestead – Roof – Approved
 - 4829 N. Farmstead Ct. – Garage door - Approved
 - Compliance
 - Issues
 - Follow up
- President's Report
 - Motion by Jack Jones to approve up to \$1800 for Kent to work with Dragonfly to put rip-rap on the west end by the dam and remove the bench. Second by Linda Scott. Approved
 - Motion by Steve Olsen to approve \$220.57 for the install of 3 photo cells, GFCI outlet and labor on the front wall. Second by Kent Hansen. Approved

Report of Committees

- Bylaws & Covenants – no action
- Master Plan Committee – no action
- Roofing Committee – no action



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

Jack Jones - President
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 Sean White - Secretary
 Kent Hansen - At-Large

Other Business

Adjournment

- Steve Olsen, seconded by Linda Scott, approved.

Next Meeting Scheduled for August 11, 2015 at 7:00 pm.

Bel Aire Heights Home Owner's Association - Income and Expense Report for June, 2015			
Assets:		Date:	Amount
	Beginning Balance - Savings and Checking	6/1/15	\$72,620.49
	Savings:		
	Beginning Balance	6/1/15	\$62,370.80
	Transfers to Checking	6/19/15	(\$25,000.00)
	Transfers from Checking		\$0.00
	Interest Earned	6/30/15	\$11.23
	Ending Balance	6/30/15	\$37,382.03
	Checking:		
	Beginning Balance	6/1/15	\$10,249.69
	Transfers From Savings	6/19/15	\$25,000.00
	Transfers To Savings		\$0.00
	Deposit (Transfer Fee 4620 N. Hedgerow)	6/5/15	\$25.00
	Expenses (see detail below)		(\$28,275.02)
	Ending Balance	6/30/15	\$6,999.67
Total Assets / Remaining Balance as of 6/30/15:			\$44,381.70
Expense:			
	Check #	Paid To / Purpose	
	Auto Debit	City of Bel Aire - Water	6/5/15 \$61.22
	Auto Debit	Westar - Electric	6/22/15 \$25.65
	Debit	Leslie Pool Supply (Rings & Rope for Pond)	6/3/15 \$398.96
	2648	Dragonfly (plant redbud - \$286.79; Mowing - Apr & May \$825; Spray RipRap for weeds \$133.94)	6/10/15 \$1,245.73
	2649	Insuror's Inc. (Liability Policy)	6/11/15 \$1,652.00
	2650	Martin Pringle (Legal Fees - 5 liens and fines)	6/9/15 \$679.35
	2651	Kent Hansen (Front Hoses & Misc Equipment)	6/12/15 \$98.36
	2652	Opp Concrete (remainder of walkway after 25% down)	6/23/15 \$24,113.75
	Total Expenses for June, 2015		\$28,275.02



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

Jack Jones - President
Linda Scott - Vice President
Steve Olsen - Treasurer
Sean White - Secretary
Kent Hansen - At-Large

Board Meeting
Bel Aire City Hall Library
August 18, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, and Kent Hansen

Guests:

Approval of Agenda Jack Jones, seconded by Linda Scott, approved.

Approval of last month's Minutes Electronically approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$44,381.70, ending balance \$44,215.16.
 - Monthly Expenses – \$1759.22 (*July 2015 financials attached below*)

- Secretary's Report
 - Directory - None
 - Website - None

- Vice-President's Report
 - Welcome Committee
 - 4 new owners in the neighborhood.
 - Lawn and Landscape
 - Yard of The Month – 4945 N. Highland
 - 3 of the purchased life preservers are up and installed around the lake but a free standing post is needed at south end of lake to install the last one.
 - The troublesome Hedgerow planter's light problem continues on. A new transformer has been ordered from Accent Lighting, cost should be 155.00 plus 50.00 install for new, scheduled around 8/28.
 - Bench that was removed from south end of the pond will be installed by the playground.
 - Kent will get with the city to clean out ditch along 45th.
 - Dead tree on front wall will be replaced.
 - Budget approved for \$150.00 to get filter barriers for the sidewalk.
 - Motion by Jack Jones to pay Kent Hansen for all the work done on the new walkway, second by Steve Olsen. Approved.

- At-Large Report
 - Architectural Approval Forms
 - 4925 N. Farmstead Ct. – Paint Approved
 - Compliance
 - Issues
 - Follow up



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- President's Report

Report of Committees

- Bylaws & Covenants-no action
- Master Plan Committee-no action
- Roofing Committee – no action

Other Business

Adjournment

- Jack Jones, seconded by Linda Scott, approved.

Next Meeting Scheduled for September 8, 2015 at 7:00 pm.



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

Jack Jones - President
 Linda Scott - Vice President
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Bel Aire Heights Home Owner's Association - Income and Expense Report for July, 2015			
Assets:		Date:	Amount
	Beginning Balance - Savings and Checking	7/1/15	\$44,381.70
	Savings:		
	Beginning Balance	7/1/15	\$37,382.03
	Transfers to Checking		\$0.00
	Transfers from Checking		\$0.00
	Interest Earned	6/30/15	\$0.00
	Ending Balance	7/31/15	\$37,382.03
	Checking:		
	Beginning Balance	7/1/15	\$6,999.67
	Transfers From Savings		\$0.00
	Transfers To Savings		\$0.00
	Deposit (4700 N. Farmstead - Dues w/ penalty & interest [Still owes \$250 fine])	7/6/15	\$174.38
	Deposit (5816 E 49th Dues, Fines and Transfer Fee [Lien Released])	7/24/15	\$1,393.40
	Deposit (4648 N. Farmstead Ct. Transfer Fee)	7/24/15	\$25.00
	Expenses (see detail below)		(\$1,759.22)
	Ending Balance	7/31/15	\$6,833.23
Total Assets / Remaining Balance as of 7/31/15:			\$44,215.26
Expenses:			
	Check #	Paid To / Purpose	
	Auto Debit	City of Bel Aire - Water	7/6/15 \$26.53
	Auto Debit	Westar - Electric	7/20/15 \$25.25
	2653	Dragonfly (June Mowing -\$780; Spray RipRap for weeds \$133.94)	7/9/15 \$913.94
	2654	Accent Lighting (3 photo cells, GFCI & labor - front lights)	7/8/15 \$220.57
	2655	Martin Pringle (Legal Fees - 5816 foreclosure; 5607 E 49th roof agreement)	7/8/15 \$545.00
	2656	Michael Schwanke - Lift Off Graffiti Removal)	7/23/15 \$27.93
	Total Expenses for July, 2015		\$1,759.22
Prepared by Steve Olsen on 8/5/15.			



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Board Meeting
Bel Aire City Hall Library
September 8, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests:

Approval of Agenda Jack Jones, seconded by Linda Scott, approved.

Approval of last month's Minutes Electronically approved.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$44,215.26, ending balance \$40,552.48.
 - Monthly Expenses - \$3,712.78 *(August 2015 financials attached below)*

- Secretary's Report
 - Directory - None
 - Website - None

- Vice-President's Report
 - Welcome Committee
 - 2 new residents
 - Lawn and Landscape
 - Front planter transformer has been replaced. Waiting on new bulb that is under warranty.
 - Yard of the month – 4916 N. Farmstead

- At-Large Report
 - Architectural Approval Forms
 - 4600 Farmstead Ct. – Shed approved.
 - Commons
 - Ditch along 45th will be cleaned this week.
 - Getting bid for new grass along 45th St. wall.
 - Motion by Steve Olsen to approve bid from Classic Landscape to fill in and plant grass along the new walking path for \$2500. Second by Linda Scott. Approved.
 - Motion by Steve Olsen to approve Kent Hansen to spend up to \$750 and have Classic Landscape over seed front wall. Second Linda Scott. Approved
 - Compliance
 - Issues
 - Follow up



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- President's Report
 - The hours for the pond are sun up to sundown and the signs will be installed soon.
 - Need to get nominating committee together.

Report of Committees

- Bylaws & Covenants-no action
- Master Plan Committee-no action
- Roofing Committee – no action

Other Business

Sean White has tendered his resignation from the board due to moving out of the neighborhood. The board now has an opening for a Secretary. In the interim the remaining board members will fill in.

Adjournment

- Linda Scott, seconded by Steve Olsen, approved.

Next Meeting Scheduled for October 13, 2015 at 7:00 pm.



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

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Bel Aire Heights Home Owner's Association - Income and Expense Report for August, 2015			
Assets:		Date:	Amount
	Beginning Balance - Savings and Checking	8/1/15	\$44,215.26
	Savings:		
	Beginning Balance	8/1/15	\$37,382.03
	Transfers to Checking		\$0.00
	Transfers from Checking		\$0.00
	Interest Earned		\$0.00
	Ending Balance	8/31/15	\$37,382.03
	Checking:		
	Beginning Balance	8/1/15	\$6,833.23
	Transfers From Savings		\$0.00
	Transfers To Savings		\$0.00
	Deposit (5816 E 49th Transfer Fee)	8/19/15	\$25.00
	Deposit (4950 N. Homestead Transfer Fee)	8/31/15	\$25.00
	Expenses (see detail below)		(\$3,712.78)
	Ending Balance	8/31/15	\$3,170.45
Total Assets / Remaining Balance as of 8/31/15:			\$40,552.48
Expenses:			
	Check #	Paid To / Purpose	
	Auto Debit	City of Bel Aire - Water	8/5/15 \$75.38
	Auto Debit	Westar - Electric	8/19/15 \$25.78
	2657	Linda Scott (Videos and copies for new residents)	8/4/15 \$66.14
	2658	Dragonfly (July Mowing, Spray Weeds; Install Rip Rap, Clean & Landscape beds)	8/7/15 \$2,359.38
	2659	Martin Pringle (Legal Fees - 4 Liens)	8/6/15 \$686.10
	2660	Kent Hansen (Reimburse for labor on sidewalk and watering)	8/25/15 \$500.00
	Total Expenses for August, 2015		\$3,712.78
Prepared by Steve Olsen on 9/8/15.			



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Annual Members Meeting
Bel Aire City Hall Library
January 13, 2015

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White

Guests: James and Connie Schmidt, Steve Guhl, Carol Dreifort, Peggy Fullerton, Michael Schwanke, Brad Taylor, Jackie Little.

Approval of Agenda Steve Guhl, seconded by Mike James Schmidt, approved.

Approval of last year's Minutes – No minutes were available due to late changes in secretary.

Nominations from the floor – None

Close of nominations – Motion by James Schmidt, 2nd Brad Taylor, approved.

Close of elections – Motion by Steve Guhl, 2nd Steve Olsen, approved.

Counting of the ballots and proxies – Carol Dreifort & Michael Schwanke.

Elections for board of directors - Jack Jones, Linda Scott, Steve Olsen, Kent Hansen, and Sean White will be the board for 2015.

Old Business – At the 2013 members meeting the board was asked to revise the roofing policy and add more shingle choices. Unfortunately the board was unable to get enough information to bring to the members meeting to make any changes at this time.

The front wall along 45th had to be replaced due to gas line work. The wall cost \$10,000 and is the responsibility of the HOA. In 1993 the board made an agreement with the utility company that if there was ever a problem that the wall would have to be taken down and the HOA would have to pay for it. This year the gas company found a problem with the line and had to dig it up resulting in the removal of the wall. Over the past few years the board has been saving money for other improvements and thru these savings the wall was replaced with no special assessments from the members.

New lights were added to the entrances for \$1400.

Treasurer's Report

- 2014 Budget Report - *See report at the bottom*
 - Beginning balance \$49,451.48
 - Income \$32,586.66
 - Total Expenses \$26,079.36
 - Ending balance \$55,958.78



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Business from the floor – Mike Schwanke got bids from OPP concrete for putting in a walk path and entrances around the pond. A 4' walkway is \$44,000 and a 5' walkway is \$49,000. Mike will give the bid to the board for further research. Jack brought up that he wants member input before spending such a large sum of money.

James Schmidt asked about the mowing and if the board was getting new bids and if so to add 4 Star Lawn Care to the bid list. Jake Jones added that we were putting all of it up for bid. The board was also asked to add a late fall leaf clean up to the bids.

Carol Dreifort brought up the rip rap around the pond, if it would be cheaper to pull some out of the pond vs putting in new. Jack Jones noted that it would cost the same either way.

Jackie Little asked if the HOA has anyway to stop rentals in the neighborhood due to some of them not being taken care of. Jack Jones has looked into this with the HOA's attorney and at this time there is no way to stop homes from becoming rentals, but the board will continue to monitor and address the covenant violations.

James Schmidt would like to have grass put on the dam to help keep it from eroding and if the board was going to stock the pond.

Jack Jones brought up that several people have asked about a fountain in the pond to control algae. In checking on this it cost \$2000 to \$3000 plus getting electric run to the fountain, this does not include yearly maintenance and it will not control the algae. At this time the board does not want a fountain in the pond.

Adjournment of Members Meeting

- Steve Olsen, seconded by Brad Taylor, approved.

See 2014 Yearly financials below.



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Bel Aire Heights Home Owner's Association - 2014 Income and Expense Report			
Assets (as of 1/1/14)			\$49,451.48
Income:			
Dues and Closing Fees			\$32,525.00
Interest			\$61.66
Total Income			\$32,586.66
Total Assets and Income			\$82,038.14
Expenses:			
City of Bel Aire - Water			\$593.52
Westar - Electric			\$349.56
Legal / Corporate Fees			\$441.00
Insurance			\$2,656.00
Mowing			\$5,335.00
Grounds & Maintenance			\$4,247.22
Postage / Mailings / Directories / Website			\$851.91
HOA Board Misc Expenses			\$20.23
New Neighbor / Yard of Month / Decorating - Lighting Contests			\$428.75
Annual Social			\$0.00
Capital Improvements			\$11,116.17
IRS Report			\$40.00
Total Expenses:			\$26,079.36
Total Assets / Remaining Balance as of 12/31/14:			\$55,958.78