

Annual Meeting of Bel Aire Heights Homeowner's Association

January 12th, 2016

Minutes

Board Members

Present: Jack Jones, Linda Scott, Steve Olsen, Kent Hansen

Guests: Carol Dreifort, Julie Walsh, Steve Guhl, Jeff Madding, Jackie Little, Phil & Janet Gee

Approval of Agenda: Approved

Approval of 2015 Annual Minutes: N/A at this time

Nomination Committee Report: list of candidates: Steve Olsen, Linda Scott, Ramona Becker, Jeff Madding

Write – in and “From the Floor” nominations: Jack Jones, Carol Dreifort, James Schmidt. Jack Jones accepted nomination, Carol Dreifort declined, James Schmidt was not present. After proxies and homeowner's votes were counted, new Board members were decided by majority of votes delivered.

New Board is as follows: Jack Jones, President; Linda Scott, Vice-President; Steve Olsen, Treasurer; Jeff Madding, Secretary; and Ramona Becker, At –Large

Old Business: Recap of projects completed this past year – addition of sidewalk on lake area (north entrance, south entrance, and east side of lake), reseeding of area on front wall where needed plus planting several new trees, and the revamping of lightning in planters, newly planted flower beds, and the “tuning up of the sprinkler system” . Steve Olsen presented the yearly expenses: total assets of \$91,279.20, ending balance of \$30,548.41, after expenses of \$60,730.79. (attached)

Business from Floor: Discussion of how and why the Board chose to spend the money on the items listed above, citing bids were gotten prior to any work done or purchase of materials. Discussion of any future projects continued.

Jack Jones concluded the Annual Meeting and invited those who wished to stay for the regular Board meeting to remain.

Board Meeting

Bel Aire City Hall Library January 12th, 2016

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Jeff Madding, Ramona Becker (absent)

Guests: Julie Walsh, Carol Dreifort

Approval of Agenda Steve Olsen, seconded by Linda Scott, approved.

Approval of last month's Minutes N/A, seconded by _____, approved.

Officer's Reports

• Treasurer's Report

o Budget Report - beginning balance \$31,853.09, ending balance \$30,548.41

o Monthly Expenses \$1,309.97 (see attached December financials)

• Secretary's Report

o Directory N/A at this time

o Website – Jeff to look into the updating of website, as well as other HOA documents

• Vice-President's Report

o Welcome Committee – 1 New homeowner: Zheng, Lin & Zheng, Chen at 4931 N. Farmstead Ct. (new book will be delivered when all updates are made)

o Lawn and Landscape - N/A

• At-Large Report

o Architectural Approval Forms – None at this time

o Compliance

♣ Issues – Linda will send letter regarding letter to remove trailer, parked on side of house at 5825 E. 47th St.

♣ Follow up – Kent Hansen brought copies of most recent compliance letters to follow up on

• President's Report

Jack initiated discussion of duties of positions. Jeff Madding will fulfill the secretarial duties such as updating the directory, maintaining corrections for database, sending mass emails. Steve Olsen will continue with the Treasurer's position, Linda Scott, Vice-

President, will continue with the homeowner's welcome booklets, possibly sending compliance letters. Ramona Becker will fill the At – Large position, she was absent at this time. Further discussion to take place at next meeting with regard to distribution of duties. Steve presented the projected budget of \$31,900. Jack made motion to approve,

Jeff seconded, all approved. Jeff made motion to present Kent Hansen a gift of \$50.00 in appreciation of work done on homeowner's behalf. Steve seconded, all approved.

Further discussion resulted to change the date of meeting times to the last Tuesday of the month so all members may attend. Meetings will be at 7:00pm in the Senior Room at the Bel Aire City Hall building. With regards to the Commons, we will be looking to get bids from Dragonfly and other lawn service companies. We hope to contract for the best pricing, but also want to have an "all inclusive company"... i.e. mowing, tree trimming, tree maintenance, seeding of area, addition of rip rap. The possibility of Kent Hansen staying on to aid with the management of the commons was discussed. Jack will speak to him.

Report of Committees

- Bylaws & Covenants- Hopefully will be able to form committee to study and possibly suggest any updates that may be needed

- Master Plan Committee- Carol Dreifort had asked about the completion of the sidewalk this year. Response was that e probably will not do it this year as to the cost. Jack explained that the Board likes to maintain a year's budget as a cushion in case of any emergencies that may come up and we will continue to save toward the completion.

Addition to the existing playground will likely be a project this year, as well as seeding along the sidewalk where needed to further complete the common area appropriately.

Also, we may be adding more trees to the front wall as needed. We will naturally be getting bids for all upcoming projects.

- Roofing Committee – Jack briefly explained the problems with setting a hard line on what roofs can be approved from year to year as to all the constant changing in the materials, colors. Further study the newer roofs that will be available and approval will be on an individual basis at this point.

Other Business –

None at this time.

Adjournment • Jack made motion, seconded by Linda seconded, all approved.

Next Meeting Scheduled for February 23rd, 2016 at 7:00 pm.

February Board Meeting Bel Aire City Hall Library February, 2016 Minutes

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Jeff Madding, Ramona Becker

Approval of Agenda

Steve Olsen moved to approve, seconded by Ramona approved.

Approval of January Minutes, Jack moved to approve, Ramona seconded, all approved.

Officer's Reports

•Treasurer's Report

O Budget Report-beginning balance \$30,548.41, ending balance \$43,164.87

o Monthly Expenses \$151.04 (see attached January, financials)

•Secretary's Report

O Directory will be updated with all corrections provided

O Website – Jeff to look into the updating of website, as well as other HOA documents, also will be updating any Board documents as needed and will start posting agendas and minutes as approved and provided.

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Vice-President's Report

O Welcome Committee –The new homeowners - Zheng, Lin & Zheng, Chen at 4931

N. Farmstead Ct., they will be getting new book as soon as Homeowner notebook initial pages are updated.

O Lawn and Landscape – presented new 2016 Dragonfly mowing contract to Board, Jack will be getting other bids for comparison on options and pricing.

O Linda will be doing compliance letters on homes as needed. As weather warms, a review of the neighborhood will be done and letters will be going out. Ramona has agreed to assist when necessary.

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At-Large Report

O Ramona will be updating any pictures and information regarding website along with Jeff. She will also be in charge of putting up the meeting notification signs each month. Signs should be put up for homeowners to see around the neighborhood 4 – 5 days prior to meeting. She will be updating signs as needed. Comments were made that signs had shown wear and tear and needed cleaning up. She will be checking with Shire Signs in Valley Center and possibly other sign companies.

O Architectural Approval Forms – 4866 N. Homestead, satellite dish approved, 4925 N. Farmstead Ct, new shed in back yard, approved with condition that the owner has city permit and will install proper shingles on roof , 4929 N. Farmstead Ct. needs a wheelchair ramp installed in front yard. Discussion on how to have ramp installed that would serve the homeowner properly and yet not be offensive to neighborhood. Landscaping would be needed to help blend into the yard. Jack to revisit with homeowners to see what other options can be applied other than what was presented and get back to board.* The following week, Jack and homeowners came up with a ramp installation that was described to board and met verbal approval by all. Also approved was homeowner at 4917 N. Farmstead accepting a roommate. Jack will respond, he made motion, Linda seconded, all approved. Also, another homeowner was wanting to know when minutes will be posted again on website, Jack explained the absence of a Secretary which occurred late in the fall but we would be posting again shortly.

• President's Report

Jack will be researching other mowing contractors along with Dragonfly, 4 Star, Suburban and the gentleman on 45th street who also does general mowing. The Board indicated that it would be more efficient to have 1 company be able to do all duties – mowing, spraying, plantings, etc. Other bids to be presented hopefully at next meeting.

Further discussion on those homeowners that have not yet submitted their dues. A second notice will be mailed on March 1st, followed by one on March 15th. A third notification will include an “intent” to fine. On final notification letter, included will be a note

regarding if there is a possible problem with payment to call Board and make other arrangements for payment.

Report of Committees

- Bylaws & Covenants- N/A
- Master Plan Committee- N/A
- Roofing Committee – N/A
- Other Business –
None at this time.

Adjournment

- Jack made motion, seconded by Linda seconded, all approved.

Next Meeting Scheduled for March 29th, 2016 at 7:00 pm.

Board Meeting

Bel Aire City Hall Library

Minutes

April 26, 2016

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Jeff Madding, Ramona Becker

Homeowner Attendees: Jeff Artz, James Schmidt

Approval of Agenda Steve Olsen moved to approve, seconded by Jeff Madding

Approval of February Minutes – approved by mutual consent on line

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning balance \$43,164.87, ending balance \$58,786.26
 - Monthly Expenses \$86.11 (see attached February financials)
- Secretary's Report
 - Directory – all corrections are complete
 - Website – updating of HOA documents continues, January and February minutes ready and will be posted on line.
- Vice-President's Report
 - Welcome Committee – Homeowner notebooks are now updated, the Zhengs, Lin & Zheng, Chen at 4931 N. Farmstead Ct have received their notebooks. Other notebooks are ready to go.
 - Lawn and Landscape – it was noted that two large trees on east side of pond commons area have blown down during high winds. They will have to be removed by Dragonfly this spring. Jeff Artz volunteered to help watch the common area for any problems that may come up and are not being addressed by mowing company. He walks the entire north and south areas on a daily basis.
 - Linda and Ramona will be compiling a list of homes that need compliance letters. A tracking list will be maintained. Board members will be notified of what letters have or will be going out.
- At-Large Report
 - Ramona has updated the notification meeting signs. It was acknowledged that signs are now easier to read. The subject of any new projects was brought up after her conversation with a homeowner who resides near the pond. After discussion of whether to look into building a pool, completing the sidewalk, or adding to the playground, Ramona suggested that perhaps a neighborhood survey might help in finding out what the residents wanted on a priority basis. She was going to work on an on-line survey regarding costs to homeowner, wants and/or

needs regarding the items, and present a preview to the board prior to sending out. a newsletter was also discussed. Ramona volunteered to compile the newsletter. It was mentioned that Carol Dreifort offered at an earlier meeting that she would be willing to distribute through the neighborhood.

- Architectural Approval Forms:
 - 5831 E. 48th St Cir N. was approved for back and side fencing, (it encloses trash cans, misc items)
 - 4860 N. Farmstead was approved for a new roof (Presidential IR, wood color, bronze valleys),
 - 5910 E. 47th St N was approved for new east side fencing and trellis over gate.

- **President's Report**

Jack reviewed several mowing contractors, and it was decided to again hire Dragonfly for a 1 year contract. Ramona made the motion, Steve seconded, all approved. Their prices were the same as last year and they were already aware of our expectations of what was needed. Jack agreed to contact Greg Yeely to begin service.

An update on the dues collection showed that all but one had been collected and that one was going to be paid shortly. The property at 6910 N. Highland has paid all past dues and is current, however, it was voted to keep the fine in place to be paid. Since the Board had incurred legal bills to pursue the non – payment issue, it was felt that the fine should stand. Steve made the motion to maintain fine, Linda seconded, all approved.

Report of Committees

- Bylaws & Covenants- N/A – Ramona volunteered to work on this and Jack said he would share possible changes he has identified.
- Master Plan Committee- N/A
- Roofing Committee – N/A

Other Business – None at this time.

Adjournment

- Jack made motion, seconded by Linda seconded, all approved.

Next Meeting Scheduled for April 26th, 2016 at 7:00 pm.

Board Meeting

Bel Aire City Hall Library

Minutes

May 24, 2016

Introductions

Board: Jack Jones, Linda Scott, Steve Olsen, Jeff Madding, Ramona Becker

Homeowner Attendees: Kent Hansen

Approval of Agenda Jack moved to approve, seconded by Ramona

Approval of February Minutes – Jack moved and all had approved online

Officer's Reports

- **Treasurer's Report**
 - Budget Report-beginning total balance \$62,697.55, ending balance \$62,408.67 for total assets
 - \$10,009.68 in checking account which should last us all summer.
 - All dues are current with one outstanding fine
 - Monthly Expenses \$484.88 (see attached April financials)

- **Secretary's Report**
 - Website – updated of HOA documents finished, January, February and March minutes posted on line. (2016 Annual minutes can't be posted until they are approved next year at annual meeting).
 - Jeff will put up the financial report from Steve each month
 - Jeff said he is almost finished preparing the email blast list and will send out the news about the city home improvement contest and recognize Carolyn Dreifort for delivering all the newsletters to the neighborhood

- **Vice-President's Report**
 - Welcome Committee – Bethany and William Watson-Jaquis are buying the Romero home.
 - Another one closed today – Gretchen Mitchell purchased twin units on Hedgerow, 4620 and 4622 from the Zieners.
 - Carol Dreifort reported standing water and 45 snapping turtle eggs. She wondered if we have enough money to spray for mosquitoes – the board felt that it is not needed until the rain stops
 - Jack suggested that we get some Purple Martin Houses to combat the bug problem. Linda said she will investigate the possibility with Jack Koelling who is experienced with Purple Martin Houses.
 - Compliance
 - Issues – Linda sent out 31 letters and she got back 24 nice responses
 - Linda called Keith Price about the therapy chickens that the neighbor spoke of to Linda. Jack moved that a letter be sent to the Adams family that having chickens is a violation of our covenants and city code they must be removed within 30 days. Steve seconded the motion and all voted yes but Ramona abstained.
 - Linda presented Dragonfly bids for various items (see attachment)

- Jeff moved that we have all item on the Bid list done except items 2, 3 and the last item in the list. Linda seconded. All approved. Linda will call Dragonfly tomorrow.
 - Jack moved to remove the dead Redbud tree no longer covered by warranty on the front wall and not replace it. Linda seconded and all approved.
 - Linda moved that we have the weed/feed done on front wall, all commons around the pond and 48th street reserve for \$779. Steve seconded. All approved.
 - Linda will ask Dragonfly about spraying for the Pinetip blight and Redbud bores. Jack moved and Ramona seconded that we do that the spraying.
 - 4900 Farmstead was selected from several entries to be the Yard of the Month for June.
- At-Large Report
 - Ramona will finish thinning out crowded iris bed on the south dam.
 - Ramona wrote and emailed on-line survey draft to the board for input. Several changes were suggested and implemented. The board is satisfied with the last draft emailed to all members of the board.
 - Jeff said he could send the survey out with Survey Monkey or a similar program.
 - President's Report
 - Architectural Approval Forms:
 - Carol Lewis at 4657 Farmstead is painting and sent Jack an Architectural Approval Form for replacing siding and painting.
 - The board discussed several serious issues of needed repairs at various addresses.
 - Kent has agreed to water the trees on the front entrance.

Report of Committees

- Bylaws & Covenants- Ramona will begin work on this and find others who are interested with helping. Perhaps Ben Relph and Monica
- Master Plan Committee- N/A
- Roofing Committee – N/A

Other Business – Kent mentioned there are several dead trees in the neighborhood that need to be cut down. Linda will contact the homeowners. He also mentioned another home letting the grass grow and several volunteer trees.

Adjournment

- Ramona made motion, seconded by Steve, all approved.

Next Meeting Scheduled for June 28, 2016 at 7:00 pm.

Board Meeting

Bel Aire City Hall Library

Minutes

June 28, 2016

Introductions

Board: Jack Jones, Linda Scott, Jeff Madding, Ramona Becker

Homeowner Attendees: Jeff Artz

Approval of Agenda - Linda moved to approve, seconded by Ramona and all approved

Approval of May Minutes – Linda moved and all had approved online

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning total balance \$62,408.67, ending balance \$61,427.06 for total assets
 - \$9,028.07 in checking account which should last us all summer.
 - All dues are current with one outstanding fine
 - Expenses \$ 1,006.61
- Secretary's Report
 - Website – has recently been updated and past minutes are now on line. (2016 Annual minutes can't be posted until they are approved next year at annual meeting).
 - Jeff again said he is almost finished preparing the email blast list and will send out the news about the city home improvement contest and recognize Carolyn Dreifort for delivering all the newsletters to the neighborhood. He said he has been too busy and hasn't had time to do it. Ramona offered again to do it if he doesn't have time but he said he will get it done this weekend.
 - There was discussion about how important good communication is to the neighborhood.
 - The board discussed new directories and the possibility of mailing them to people. Ramona will check on bulk mailing rates. Jeff moved that if the price is \$1.50 or less we should mail them. Ramona seconded. Ramona will get prices and email to the board.
- Vice-President's Report
 - Welcome Committee – Three new homeowners will be receiving welcome books: Gretchen Mitchell, Hop Bach, and the McGuires.
 - Tony Walsh submitted a bid to repair the broken boards on the north bridge. Repair is completed.
 - Linda had three approval forms that were submitted online. We've had a slight delay in our centralized "hoa" submitting page, but that is being remedied asap. Jack brought one with him to be approved. Three included newly updated garage doors – 4914 N. Highland, 4945 N. Highland, and 4819 N. Farmstead Ct. The last approval was for whole house painting at 5702 E. 49th St N. All were approved.
 - Linda sent out 31 compliance letters. Those that have replied so far, have been very cooperative.
 - Linda reported that both bridges around the lake need re-painting this year. Benches will be re-painted also, so she will be getting a bid from Brian Johnson, who has painted all items previously.

- The treads on the bridges need to be replaced and Linda has a catalogue to order them.
- Jeff Artz had concerns about the quality and timeliness of the mowing provider. He thought the Board should look at other companies to use if they can't do a better job. Linda and Ramona will set up a meeting with Greg to discuss the issues.
- Jack Koelling has offered to install and take care of the new Purple Martin House the board has requested. All he needs is cement and the cost of the house so it would be about \$420. It should be installed before March of next year. Ramona moved and Jack seconded that we authorize Jack to complete this project. All agreed.
- Compliance
 - Issues – Out of the 31 letters sent out, many included cleaning up yards, weeding of planting beds, trimming trees, removing trash cans from view, and doing painting where needed. So far, all have been very cooperative and have plans to work on homes and bring into compliance.
- 4925 Highland was selected from several entries to be the Yard of the Month for June. This is the home of Travis and Kristin Gillespie.
- At-Large Report
 - Ramona asked about the progress with the survey that has been waiting to go out to the members and emphasized how important it is to communicate. Ramona joined the 'Nextdoor Bel Aire Heights' website to check it out and found a number of our members have joined which illustrates that we have members who want to communicate online. She expressed the need to get our blast emails ready to go for many reasons so we can communicate effectively with our members.
- President's Report
 - Architectural Approval Forms: all approved. See prior paragraph.
 - Ramona reported that Kevass Harding is painting his garage door the same color to cover the hail damage and will return the form Ramona provided to them.
 - 4601 Farmstead has been vacated by the students who were renting and Jack talked to the owner about getting a family in there after repairs are made.
 - There are two trailers parked on Hedgerow on the street and Jack thinks they need to be checked. – This will be looked into and reported to the Bel Aire police as is falls under their jurisdiction.
 - House on corner of Hedgerow and 47th is up for rent and the yard has been mowed. Jack received a check for dues that are not currently overdue, therefore it will be returned.

Report of Committees

- Bylaws & Covenants-
- Master Plan Committee- N/A
- Roofing Committee – N/A

Other Business –

Adjournment

- Ramona made motion to adjourn, seconded by Linda, all approved.

Next Meeting Scheduled for **Thursday** July 28, 2016 at 7:00 pm. – we can do an email blast to let people know.

Board Meeting

Bel Aire City Hall Library

Minutes

July 28, 2016

Introductions

Board: Linda Scott, Jeff Madding, Ramona Becker

Homeowner Attendees: 0

Approval of Agenda - Ramona moved to approve, seconded by Steve and all approved

Approval of June Minutes – Linda moved and all had approved online

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning total balance \$61,427.06, ending balance \$56,524.35 for total assets
 - \$4,116.22 in checking account which probably will not last us all summer.
 - All dues are current with one outstanding fine
 - Expenses \$ 4,936.85 for month
 - Expecting a bill from Dragonfly so Steve will transfer some money from savings to checking.
 - Steve reported we got an offer from A2D-Attention to Details Company (the company that removed the fallen Willow tree from the pond) to do a one day cleanup/trimming around the pond for \$2500. We discussed the offer and decided to wait to check for a better price.
 - Steve contacted Jamie at City Hall about the high water bill and Jamie could see that sprinklers were running twice a day. Steve and Julie Walsh reprogrammed the sprinkles so the bill should come down. A big thank you to Julie for helping out.
 - Steve reported that we are on schedule with the year's planned budget.

- Secretary's Report
 - Website – Jeff reported he put last month's minutes up today
 - Jeff will send the information to blast emails to Ramona
 - Jeff has been talking with Sunflower Directories, 1227 North Rutland Street, Wichita, KS 67206. They will print 235 with 10% overage. He will get a proof copy for the board to review and request that they give us in writing that the HOA will not be charged for the printing, etc.

- Vice-President's and President's Report combined since Jack is out of town.
 - Linda and Ramona met with Greg from Dragonfly and discussed the issues with mowing and the schedule. Greg agreed to work on weekends when needed to catch up on the schedule
 - First Pine spray was done while he was here on the property and front planters were cleaned out and weeded. He promised they would do the best they can to keep us happy
 - Welcome Committee – none this month
 - Linda sent out 20 more compliance letters. She is getting good results from them. People are emailing back and being very cooperative. Steve feels we should send an intent to fine for a long-standing issue with a hazardous deck at 4604 N Farmstead Court. Previous letters have been ignored.

- Bryon Johnson is slated to do the painting on the benches and bridge this Saturday.
- Montero's had a car break-in on July 12 and it was reported to the police.
- Compliance
 - Issues – member with chickens in back yard has a letter from her doctor that they are therapy chickens and she told Linda the city had given her permission. The Board will continue the discussion after she provides documentation from the city and at that point a special exception may have to be made.
- Approvals – Linda had three approval forms that were submitted online. All were approved.
 - Replacement of 6' privacy fence at 4889 Farmsted Ct.
 - Little's lovely new patio, 4834 N. Homestead
 - 4828 N. Farmstead, painting of home for Vance's with new color
- 4929 N. Farmstead Ct. was selected from several entries to be the Yard of the Month for July. This is the home of Curtis and Suzanne Cole
- At-Large Report
 - Ramona shared flyers and business cards from the A2D-Attention to Details Company (the company that removed the fallen Willow tree from the pond) in case we decide to follow their recommendation and get a bid from them on how much it would cost to trim numerous trees around the pond to prevent additional damage to the trees in the future
 - Ramona said she would like to do the blast emails since it has been difficult for Jeff to do them in a timely manner. Jeff promised to provide the passcode for the email client and for the Website. Ramona asked that it be given to all the Board members.
 - Ramona reported that Tony Walsh helped to trim a number of trees around the pond as did Garrett Scott. They both did a great job and didn't charge the organization any money for their work.
 - Ramona asked about the progress with the survey that has been waiting to go out to the members and emphasized how important it is to communicate. Ramona again mentioned the 'Nextdoor Bel Aire Heights' website to check it out and found a number of our members are active on the site which illustrates that we have members who want to communicate online.
- President's Report
 - President was absent from this meeting so Linda gave that report

Report of Committees

- Bylaws & Covenants-
- Master Plan Committee- N/A
- Roofing Committee – N/A

Other Business –

- Steve reported that Kent suggested a no soliciting sign and update of pond signs be discussed at next meeting when Jack returns. Ramona suggested that we purchase better looking signs such as those in the Beacon Hill neighborhood.

- Steve mentioned that a home on E 49th St N. is going to be auctioned off this week. Another home on Farmstead Ct. is in bankruptcy and had been a rental property. It is now owned by the bank.)

Adjournment

- Ramona made motion to adjourn, seconded by Linda, all approved.

Next Meeting Scheduled for Tuesday August 30, 2016 at 7:00 pm. – we can do an email blast to let people know.

Board Meeting

Bel Aire City Hall Library

Minutes

August 30, 2016

Introductions

Board Members Present: Linda Scott, Jack Jones, Steve Olsen, Ramona Becker

Board members absent: Jeff Madding

Homeowner Attendees: 0

Approval of Agenda - Ramona moved to approve, seconded by Steve and all approved

Approval of July Minutes – Steve moved and Linda seconded and all had approved online.

Notification - Signs were put out announcing meeting. Linda found the missing sign on 49th street after the lot was mowed, it had been covered with high grass

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning total balance \$56,524.35, ending balance \$56,431.78 for total assets
 - \$4,023.65 in checking account
 - All dues are current with one outstanding fine
 - Expenses \$ 242.57 for month – Dragonfly bill will come in next month.
 - Have an insurance payment coming up
 - We are in line with the yearly budget

- Secretary's Report – Jeff was absent
 - Website –
 - Jack asked Jeff about survey and Directory and was told that Jeff is still working on the database.
 - Jack asked if Ramona could do the survey and check if it works with the email Chimp. Ramona will check to see if that is possible.
 - Steve moved and Linda seconded that Ramona have the password to GoDaddy so she can do the survey and update the website and post the minutes. Jack will get the password to Ramona.

- Vice-President's Report
 - Welcome Committee – Linda had a couple of new members this month, Ryan and Megan Ewy, 5905 E 49th St N.; Nicole and Mickey Ellison.
 - Linda sent a letter to a landlord about an overgrown huge willow tree.
 - Linda reported landlords are doing a lot of painting on Hedgerow
 - She is in touch with those who have been out of compliance and is having good luck with most of them. Jack wants to send another letter with warning of intent to fine to those who have not complied or responded.
 - Jack Koelling has ordered the materials for the Purple Martin bird house to be set up on the east bank of the Pond.

- Compliance
- Ongoing Issue – more discussion about therapy chickens in back yard. Member has a letter from her doctor that they are needed for therapy. Linda asked that she give us documentation from the city about permission. The Board discussed that since this member is under doctor's care, the board could make an exception and compromise and stipulate that there is a limit to how many are allowed and the manner in which they are kept.
- Approvals – Linda and Jack had three approval forms that were submitted online. All were approved.
- 5904 E 49th St Court. Juan and Rebecca Gallo's home was selected from several entries to be the Yard of the Month for July.

- At Large Report - no report but board discussed having a social event for members
 - **Saturday November 5** appears to be the first available time for the event
 - Location for event will be at picnic shelter on east bank of Duck Haven Pond
 - 5-9:00 p.m. – Ramona suggested buying catered meat and having members bring side dishes for pot luck. But Steve volunteered to cook meat
 - Board would provide plates and cutlery and drinks
 - Ramona will work on an email newsletter to notify members of the event and will help organize the party. We will request rsvp's

- President's Report
 - Jack had a call from Mike Heiland that he has a customer who is buying a home in our neighborhood and wants to put on a new roof. Mike said the company has changed the weight of the Timberline Style shingles. We can leave the policy as it is and add to it that we will accept certain additional styles in certain colors and allow any over 300 lb. weight from other manufacturers. Mike Highland suggested a style that would qualify for an insurance discount. Linda said she thought that we should amend our current roofing policy. We will do more research and continue this discussion. Steve suggested we activate the Roofing Committee and ask them to give us recommendations. Justin Brown volunteered last time and Jack suggested asking Phil Gee, the Jester's, Brad Taylor and Jeff Artz to also serve on the committee. The last change that was made to the policy was July 2013.

- Other business
 - Steve brought a notice he received from the Planning Commission for a special use permit application for a home based Yoga therapy business in their home at 4835 N. Hillcrest. The board saw no negative issue with this since it is a dirt street and cars would have to park in the driveway that is rather hidden from view. This property is just east of Duck Haven Pond and not in our HOA boundary.
 - Linda made a suggestion that we should start a program initiative for neighbor helping neighbor. Jack felt the Board should not be in charge of it but we could encourage the program. Ramona agreed with Linda that it would/could be a great program for helping members in need. There was more discussion and the board agreed to do more research on the idea and bring it back in the future at some time.

- We ran out of time and did not discuss that Steve reported last month that Kent Hansen suggested a no soliciting sign and update of pond signs so we will put this on the agenda for next month.

Report of Committees

- Bylaws & Covenants-
- Master Plan Committee- N/A
- Roofing Committee – N/A

Adjournment

- Ramona made motion to adjourn, seconded by Linda, all approved.

Next Meeting Scheduled for Tuesday September 27, 2016 at 7:00 pm. – we can do an email blast to let people know.

Board Meeting

Bel Aire City Hall Library

Minutes

September 27, 2016

Introductions

Board Members Present: Linda Scott, Jack Jones, Steve Olsen, Ramona Becker, Jeff Madding

Board members absent: 0

Homeowner Attendees: Kent Hansen

Approval of Agenda - Ramona moved to approve, seconded by Steve and all approved

Approval of July Minutes – Steve moved and Linda seconded and all had approved online.

Correction to minutes per Steve. It was Justin Brown who volunteered to be on the roofing committee and it was suggested that Phil G be on the committee.

Notification - Signs were put out announcing meeting.

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning total balance \$56,431.78, ending balance \$52,479.52 for total assets
 - \$5,071.39 in checking account \$5,000 moved from savings to checking account.
 - All dues are current with one outstanding fine
 - Expenses \$ 3,952.26 for month – Dragonfly bill will come in next month.
 - We are in line with the yearly budget except slightly over in water for the year. Just paid the property liability insurance.
 - Steve will ask Julie to go with him to adjust watering schedule on front wall to lower the watering bill.
 - Steve sent an invoice to 4961 N. Highland for their existing \$500 fine which was for non-payment of dues. They have now paid the dues but not the fine.
 - Steve paid Brian for painting all the benches around the pond. He had to call Dragonfly to get their bill so he could pay it. Dragonfly bill has not been received for August and September. Steve paid the insurance and passed out copies to Board. There was a slight increase in price this year.
- Secretary's Report –
 - Directory status – Jeff said Sunflower Directories got the materials last week and they will generate a proof for our approval in the next week or two.
 - Survey status – Board reviewed May Survey and changed a few questions. Ramona will send the final draft to Board. Jeff promised to get this out within the next week and definitely before the Social Event.
- Vice-President's Report
 - Welcome Committee – Linda
 - Fines and letters status
 - Kent talked about history of 4602 N Farmstead Ct. Jack asked if a letter of intent to fine \$500 had been sent. Since it had not, Jack suggested we should send it. Steve moved that we send a certified letter with return receipt that the trailer and wrecked car must be removed from sight within 7 days and not to be stored in sight or a fine will be assessed per BAHHOA rules and covenant regulations. Linda seconded. All approved.
 - Linda sent a letter to 4616 Farmstead for the removal of the trailer

- Exceptions for animals – Steve thought we should send a second notice to request she supply documentation from the city for her to have the therapy chickens that is needed for an exception to be granted in an appropriate manner in a contained space.
- Linda emailed Dragonfly to-do list. Jack thought most of this was approved in their contract with individual prices.
 - take out all 4 carpet roses on bridge area need to be pruned and have grass removed
 - spray rip/rap around lake and gravel path for weeds,
 - add gravel to flagstone path leading to south bridge,
 - remove volunteer trees in honeysuckle on north reserve, trim if necessary the honeysuckle,
 - trim trees around lake and front wall that need it
 - Riprap all for \$550
 - Linda will get a bid from Jeff's tree man for trimming trees
- Compliance – Linda said progress is being made with Willow tree.
 - Linda sent an intent to fine to 4604 Farmstead Ct so now we should send a letter that they must remove the deck in dire need of repair or replacement.
 - Kent reported 4849 Homestead needs to remove dead tree in the back yard.
- Approvals – Linda and Jack brought a few
 - Dee Staudt, 5624 E 49th St N
 - Clint and Carr Rogers, 4936 N Highland Ct
 - Justin Brown, 4940 N. Highland Ct. Signed subject to visual verification of color
- At Large Report - no report but board discussed having a social event for members
 - Neighborhood Party on Saturday, Nov 5
 - bad weather date – wait until time and look at forecasts
 - Ramona asked about fire pit for smore's but members felt it was too dangerous
 - Board will provide plates and cutlery – Steve says they will cost \$150-\$200 -
 - Board will provide pulled pork, and bottled water. Attendees bring any other beverages they desire.
 - Jack will bring coolers for water bottles
 - Members bring lawn chairs and side dishes
 - Ramona will work on an email newsletter to notify members of the event and will help organize the party. We will request rsvp's
 - Ask for families to bring bean bag toss, croquet, bocce ball
 - Jack will provide 6 tables,
 - Police and fire dept will be there
 - Steve wanted to change time to 4-7:00 pm.
 - Ramona will bring name tags
- President's Report
- Other business
- Discussed Kent Hansen's suggestion about no soliciting sign and update of pond signs of Pond open dawn to dusk. No Soliciting sign at each entrance. Get some designs and talk about costs before next meeting. Ramona will contact sign companies with design ideas.

Report of Committees

- Bylaws & Covenants - Steve Olsen, Ramona Becker, Ben Relph will serve on the committee – Jack will send me the proposed changes to by-laws when they changed the meeting time and the quorum. Will need to meet on Thursday.
- Master Plan Committee- N/A
- Roofing Committee – Justin Brown, Jack Jones and Phil Gee agreed to be on the committee. Have checked with Jeff Artz and the Jesters also. Can consult with Mike Heiland.

Other business – Ramona moved and Jeff seconded to go into executive session for sale of 4829 N. Farmstead Ct. All approved.

- After executive session closed -Steve moved that he be given permission to move forward with the two recommendations provided today Sept. 27, from our attorney. Linda seconded.
Jack abstained. All others approved.

Adjournment

- Ramona made motion to adjourn, seconded by Steve, all approved.

Next Meeting Scheduled for Tuesday October 27, 2015 at 7:00 pm.

Board Meeting
Bel Aire City Hall Library

Minutes

October 27, 2016

Introductions

Board Members Present: Linda Scott, Jack Jones, Steve Olsen, Ramona Becker, Jeff Madding

Board members absent: 0 Homeowner Attendees: 0

Approval of Agenda - Ramona moved to approve, seconded by Steve and all approved

Approval of September Minutes – Linda moved and Steve seconded and all had approved online.

Notification – Blast email was done announcing change of meeting day.

Officer's Reports

- Treasurer's Report o Budget Report-beginning total balance \$ 52,479.52, ending balance \$ 52,277.59 for total assets
 - \$ 4,860.73 in checking account
 - Expenses \$ 235.66 for month – Dragonfly bill still has not yet come in.
 - We are in line with the yearly budget projections except possibly over in water for the year. We discussed an exceptionally high water bill. Steve has checked with the city to see if there is an error or a leak.
- Secretary's Report –
 - Directory status – Jeff said we should have something at the end of next month. But, since it is now so close to the end of the year and the time for updates that come in with dues next year, the board decided to wait to put it out after the first of the year.
 - Survey report/review – there have been a few more come in since he sent the first results to the board. Jeff will condense the results and make a handout to distribute at the social event.
 - Jeff will send out a survey to get rsvp yes or no for the social event to get numbers. He can also inform members of the fact that the city is in charge of street improvements and the board has nothing to do with that. Also, the current board is looking for volunteers to serve on next year's board so we don't have to consider a management company with the resultant increase in dues to cover the additional cost.
- Vice-President's Report
- Welcome Committee –
 - Linda bought movie passes and gave notebooks to Ron and Patricia Page, 4925 N Highland.
 - Christopher Watson, 4821 N. Homestead
 - Barbara Nethercot, 5624 E. 49th St. N.
 - Linda asked Jeff for the name and phone number of the man who grinds down the tree stumps.
 - Linda scheduled the yearly shutoff of the sprinklers for Nov. 14 but can reschedule as needed
- Fines and letters status -
- Compliance – Linda said progress is being made with the willow tree.
 - Linda checked with Keith at the city and they said the vehicle is moved often enough to be legal on the street.

- 5908 E 49th Ct. N. was putting the wrong roof on their home and were not happy with the requirements when they were informed of the problem. Jack called the roofing company and told them they must get the form signed before the roof can be done.
- Linda sent a letter to the attorney who is going to contact homeowner about the bad deck that must be repaired or a lean and fine will be levied on 4604 Farmstead Ct so now we should send a letter that they must remove the deck in dire need of repair or replacement.
- Linda will send another final letter asking for documentation for the therapy chickens
- We received a report last month that 4849 Homestead needs to remove dead tree in the back yard. Linda called the tree owner and saw the tree that was small and not close enough to fall into the neighbor's yard. She noticed another close neighbor that does have large trees but they are not dead. She suggested that they be sure the trees are trimmed. The board feels the issue has been resolved at this point.
- Steve noticed that 4852 Farmstead was putting on siding that may have been for maintenance. If they are going to now paint, they need to send the form to get the paint color approved. Linda will send them a note about it.
- Linda had the fallen tree on the dam removed for \$200. She got bids for more work around the pond from this contractor for \$850. She just got a bid from Dragonfly today with itemized details. We went through the list and chose items to be done totaling about \$1300. Ramona moved and Linda seconded and it passed to spend this money.
- The board discussed the repairs that still need to be done for 4829 N. Farmstead Ct. such as the 3 boards serving for a railing on the front step. Jack said all the repairs will be made. An architectural approval form needs to be submitted for several of the needed repairs and Linda did not have an address or phone number or a person's name. Jack said he would take the form to them.
- Approvals – Linda and Jack brought the below:
 - Eileen and Dwight Chaska, 4842 N. Homestead Court is painting
- At Large Report - no report but board discussed the upcoming social event for members
 - Neighborhood Party on Saturday, Nov 5 - Julie Walsh made beautiful signs
 - Board will provide plates and cutlery and bottled water – Steve says they will cost \$150-\$200 -
 - Board will provide pulled pork, and bottled water. Attendees bring any other beverages they desire. o Linda will get salt and pepper
 - Jack will bring coolers for water bottles and trash cans and liners.
 - Members bring lawn chairs and side dishes
 - Jeff will notify members via survey monkey with a required yes or no rsvp.
 - Jack Koeling will bring the bird house and tell people about it.
 - Ask for families to bring bean bag toss, croquet, bocce ball
 - Jack will provide 6 tables, o Police and fire dept will be there and Jack will save street space for them.
 - Be there to set up at 3:00
 - Ramona will bring name tags and markers
 - Sunday the next day is the rain day Ramona did not have time to work on the 'no soliciting' signs this month but will work on it
- President's Report
 - We need to assign a nominating committee for the board and Ramona will head that committee.

- We discussed raising dues for next year. If no one volunteers for the board, we would have to raise dues the maximum amount and drain the reserves.
- Jack suggested we go up to \$155. which is about 6.89% but Steve and Jeff wanted to take it up to \$160. Steve moved to raise dues to \$160 and Linda seconded. This is just over 10% and will help to cover rising costs for services and possibly hasten requested enhancements.
- We decided to award \$30 and \$20 for first and second Halloween lights contest and \$75, \$50 and \$25 for Christmas lights awards.
- Report of Committees
 - Bylaws & Covenants - Steve Olsen, Ramona Becker, Ben Relph will serve on the committee – Jack will send me the proposed changes to by-laws when they changed the meeting time and the quorum. Will need to meet on Thursday.
 - Master Plan Committee- N/A
 - Roofing Committee – Justin Brown, Jack Jones and Phil Gee agreed to be on the committee. Have checked with Jeff Artz and the Jesters also. Can consult with Mike Heiland.
- Other business – Linda moved and Jack seconded to go into executive. All approved.
 - After executive session closed – Steve moved that we act upon what was discussed in Executive session.
 - Jack and Jeff abstained. All others approved.

Adjournment

- Ramona made motion to adjourn, seconded by Linda, all approved.

Next Meeting Scheduled for Tuesday November 22, 2016 at 7:00 pm.

Board Meeting

Bel Aire City Hall Library

Minutes

November 22, 2016

Introductions

Board Members Present: Linda Scott, Jack Jones, Steve Olsen, Ramona Becker, Jeff Madding

Board members absent: 0

Homeowner Attendees: Carol Dreifort

Approval of Agenda - Ramona moved to approve, seconded by Steve and all approved

Approval of October Minutes – Steve moved and Ramona seconded and all had approved online.

Notification – Signs were put out in neighborhood

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning total balance \$ 52,277.59, ending balance \$50,341.12 for total assets
 - \$ 2924.26 in checking account
 - Expenses \$ 1,986.47 for month – Received several months of billing for Dragonfly in November – will be reflected on next month's report. Carol informed us that they have not cleaned out the spillway south of 47th. Linda will call them about it and Carol said that she will be glad to supervise it when they come out.
 - Steve said the city reported there was no water leak but all that water was running for 2 days for some unknown reason. This is regarding \$300+ water bill that will be on next month's report.
 - Our attorney gave us a \$300 discount on our recent invoice.
 - We are in line with the yearly budget projections except possibly over in water for the year. Steve estimates the year-end balance will be around \$40,000.
- Secretary's Report –
 - Jeff will post last month's minutes tomorrow
 - Directory status – Jeff said they will give us a proof to approve and Ramona asked that we get a proof for it before the last minute. All on the board asked that they add a map and a copy of the covenants and by-laws and policies.
 - Survey final report/review – Jeff is still working on it. Ramona agreed to explain that some questions/comments given are beyond our HOA responsibilities. He will have it to us by the end of the weekend.
- Vice-President's Report
 - Welcome Committee – None this month
 - Fines and letters status -
 - Compliance –
 - The board has received at least six complaints about the color that was applied on the trim at the home of 4877 Farmstead Ct. The owner was contacted and replied that they refuse to change the color and challenged the Board's authority to require an approval for color of paint.
 - Steve moved that we send a letter to 4877 Farmstead Ct saying that if the trim paint is not changed to an approved color by Dec. 15 a fine will be assessed. Ramona seconded the motion.

Jack stated that a member can be fined once and then the member can be fined on a yearly basis for not paying the fine. Motion passed by over a ¾ majority vote.

- Steve moved that we fine the owners of 4604 N Farmstead Ct. \$500 and file a lien on their property. Linda seconded. Owners have been notified multiple times over the past few months, including a letter from the HOA attorney with no progress made. Motion passed by over a ¾ majority vote.
- Tony Walsh volunteered to repair all the benches around the pond and did not request payment. The board decided to send him a check for him time and materials. Steve moved to compensate Tony \$50 and Linda seconded. Motion passed.
- Ramona shared the letter received from the owner of 4885 N. Farmstead Ct. and the discussion she had via email with Keith Price to clarify the city codes concerning Therapy chickens. The board still had questions so Ramona said she will double check with Keith and follow up.
- Steve mentioned the \$500 fine that is still outstanding for 4961 N. Highland. No response has been received after two invoices. Steve will check with the attorney for further action.
- Steve has not yet drafted the letter to known/possible multiple family occupancy homes in the neighborhood but will do so in the near future.
- Approvals –
 - Daniel Shisler, 4874 N Homestead home is repairing siding and repainting house and trim
 - Ron Page, 4925 N. Highland St. is painting their home with approved colors.
- Steve reported who won the Halloween decorations contest. 1st Place – 4873 N. Farmstead Ct.; 2nd place – 4868 N. Farmstead.
- Linda will find a judge outside the neighborhood for the Christmas lighting contest to be judged Dec. 19-24.
- Steve reported the issues with the bad streets that his wife (in a wheelchair) discovered when she tried to trick or treat with their grandchildren. There was discussion about how to address this issue. The board thought it would be good to follow up the communication about the survey results with requesting more information about street repair to take to the city.
- At Large Report -
 - Nominating committee report – Jack Koelling is going to wait until next year. Michael is waiting for permission from his employer as he would like to serve on the board. I left a message for Peggy Fullerton. The board will vote on the slate of officers at our December meeting. Carol Dreifort said that James Schmidt said he might be interested in being on the Board so Ramona will speak with him about it.
 - Ramona did not have time to work on the ‘no soliciting’ signs this month but will keep trying to find time to work on it
- President’s Report
 - Jack is working on the dues notices. Dues are going up to \$160 for single home and \$80 for the twin homes. He suggested that we shorten the time periods for the penalty costs for late payments. He said he had to work on collecting dues for four months last year. Linda suggested that notices be sent out on January 5, 2017 and request dues be paid by February 1. There was spirited discussion and Jack said he will write the letters with a somewhat more aggressive schedule to motivate more prompt payment. Other parameters will remain the same.
 - Jack will prepare the ballots and proxy forms for the election.
 - Ramona moved and Steve seconded that our HOA Annual meeting be held on Monday, January 16. Doors open at 6:30 and meeting begins at 7:00. Motion passed.

Report of Committees

- Bylaws & Covenants - Steve Olsen, Ramona Becker, and Ben Relph will serve on the committee – Jack will send me the proposed changes to by-laws when they changed the meeting time and the quorum. Will need to meet on Thursday.
- Master Plan Committee- N/A
- Roofing Committee – Justin Brown, Jack Jones and Phil Gee agreed to be on the committee. Have checked with Jeff Artz and the Jesters also. Can consult with Mike Heiland.

Other business – none

Adjournment

- Steve made motion to adjourn, seconded by Linda, all approved.

Next Meeting Scheduled for Tuesday December 27, 2016 at 7:00 pm.

Board Meeting

Bel Aire City Hall Library

Minutes

December 27, 2016

Introductions

Board Members Present: Linda Scott, Jack Jones, Steve Olsen, Ramona Becker, Jeff Madding

Board members absent: 0

Homeowner Attendees:

Approval of Agenda - Steve moved to approve, seconded by Linda and all approved

Approval of November Minutes – Steve moved and Linda seconded and all had approved online.

Notification – Website notification

Officer's Reports

- Treasurer's Report
 - Budget Report-beginning total balance \$50,341.12, ending balance \$44,071.89 for total assets
 - \$ 1,655.03 remaining in checking account – transferred \$5,000 from savings to checking to cover expenses.
 - Expenses \$ 6,344.23 for month – higher due to 3 months of Dragonfly bills submitted at once and extra cleanup of trees and branches.
 - We are in line with the yearly budget projections except over in water & mowing for the year. Steve estimates the year-end balance will be over \$41,000.
- Secretary's Report –
 - Directory status – Jeff said he is still working on the data to give to the company what will do the directory.
 - Survey final report/review – Jeff is still working on it. There was some confusion about the format and Jeff was going to send it out in Excel format. Ramona agreed to format the final results in two formats from the screen shots he will send tonight and let the board decide which to use.
 - Jack explained that he asked Ramona to post the minutes because people had been asking about them.
- Vice-President's Report
 - Fines and letters status – a lien was filed and served on 4604 N. Farmstead Ct for covenant violations after many notices and warnings from the board with no response from the owners.
 - The attorney informed the board that when a fine has been assessed for late dues and is not paid, the next year when the dues are paid that money can be applied to the fine rather than the current year's dues. The board discussed this option and suggested accepting the dues if paid on time going forward with a reminder that the fine is still outstanding and should be paid in installments. If a member proceeds to pay dues on time, the board will have met the objective.
 - 5607 E 49th is another outstanding lien.
 - Final decision on exception for therapy chickens – Jack suggested that we grant the exception based on the Doctor's letter that documents the medical requirement for the therapy chickens specifying 3 chickens and a duck and being in compliance with city animal codes and regulations. It is understood that this exception is just for this specific owner and all chickens, coops etc. must be removed from the property if

it is sold or the therapy chickens are no longer required. Jack moved and Steve seconded and the motion passed.

- Final decision on unapproved painting violation – Jack said that the violator contacted him and was apologetic after getting the notice from the board. He had received an anonymous letter complaining about the color. The member now understands that he needs to repaint but needs time. He told Jack that he would be able to have it done within 6 months. Motion specified that if he has the trim of the home and shed repainted with an acceptable color approved by the board by April 15, the board could accept the body color and we will waive the fine. There will be a \$200 fine assessed if the trim has not been repainted with an approved color by April 15. If the work is not completed by June 15, there will be a \$500 fine assessed and a lien will be filed. A signature block will be added to the letter for the member to sign and return to the board. Steve moved, Linda seconded and all approved.
- Welcome Committee – none this month.
- Compliance –
 - Steve shared the attorney's response to the questions about 3 homes in question concerning the use of the homes for multi-family purposes. The board reviewed the questions to be sent to the owners of the 3 homes. The board discussed the draft and felt comfortable sending it to the attorney for his review.
- Approvals – none this month.
- Christmas lighting contest winners –
 1. Medley's at 4901 N Homestead
 2. Montero's at 4881 N Farmstead Ct
 3. Dreifort's at 5933 E 47th Street
- At Large Report -
 - Nominating committee report – Michael Schwanke is able to run and serve. Peggy Fullerton has experience as Secretary for another HOA and will be glad to run and serve. Steve, Ramona, and Linda are willing to run and serve on the board again. Jeff felt that his time demands may be too great to run again next year and withdrew his name from the ballot. Ramona moved we nominate the slate of five people for the board of directors and Steve seconded. Passed unanimously. Jeff agreed to share all information needed with any old or new board members. Jack will share the membership database of members with the board.
- President's Report
 - Linda suggested that notices be sent out on January 5, 2017 and request dues be paid by February 1.
 - Jack will make minor changes to the ballots and proxy forms for the election.
 - HOA Annual meeting be held on Monday, January 16. Doors open at 6:30 and meeting begins at 7:00.

Report of Committees

- Bylaws & Covenants - Steve Olsen, Ramona Becker, and Ben Relph will serve on the committee – Jack will send me the proposed changes to by-laws when they changed the meeting time and the quorum. Thursday, January 26 is the tentative date for the committee to meet. Ramona will be glad to host the meeting at her home.
- Master Plan Committee- N/A
- Roofing Committee – Justin Brown, Jack Jones and Phil Gee agreed to be on the committee. Have checked with Jeff Artz and the Jesters also. Can consult with Mike Heiland.

Other business –

Steve, Linda and Ramona all thanked Jack for his many years of service on the Board. Jeff was thanked for the unique, technical contributions he made to the board this year.

Adjournment

- Jack made motion to adjourn, seconded by Steve, all approved.

Next Meeting Scheduled for Monday, January 16, 2017 in the Community Room at City Hall Doors open at 6:30 p.m.

Annual meeting at 7:00 p.m.

Newly elected Board of Directors meets at 8:00 p.m.