



*Jack Jones - President
Jon Von Achen - Vice President
Jeremy Smith - Treasurer
Monica Williams - Secretary
James Schmidt - At-Large*

November 2021 Board Meeting
Community Bible Chapel

Minutes

November, 2021

Call to Order by Jack Jones

Introductions, Board: Jack Jones, Jon Von Achen, James Schmidt, Jeremy Smith, Monica Williams
Absent: HOA Management Services (HMS)

Homeowner Attendees: Shawn Whisenant, Dave Lehman, Carol Driefort, Linda Scott

Proof of Notice of Meeting – Requirement met by website posting, signage, and email reminder

Approval of October Minutes – approved, motion made by James Schmidt, second by Jeremy Smith.

President Report - Jack Jones

No report

HOA Management Service – not present and no report provided

Treasurer's Report – Jeremy Smith

Balance of \$58,349.02 total for all accounts. Transferred money to STRYV leaving ~ \$14,000 for bill pay through HMS.

3 homes with dues outstanding for 2021. Discussed process of offering payment plans and lien filing adding fees to the lien makes the cost almost double.

Member at Large Report – James Schmidt

Mowing is wrapping up. Will mow before holidays to neaten up and pick up leaves. Amazing Green applied fertilizer and grass seed is starting to germinate.

James Schmidt hauled off cut limbs from west side of pond.

Looked into cost of recreation/park style grill, anywhere from \$100-4,000.00 depending on features.

Discussion on liability issues of having a grill on HOA grounds.

Replaced vandalized trash can and added a concrete pad.

Motion made by Jon Von Achen to reimburse James Schmidt up to 100.00 for the 2 dump trips and trash can & cement. Receipts to be submitted to Ashley at HMS. Seconded by Jeremy Smith and motion passed.

Spoke with Bel Aire City engineer in regard to planned road work along 47th and tentatively expected to begin in summer of 2022. Favorable response in taking the opportunity to replace spillway if

needed. Will reach out to Sedgwick County about the possibility for assistance due to the connection to the drainage system.

Installation of the approach ramps on north bridge still pending with Amazing Green.

Discussion about additional tree trimming in large trees and brush along west side of pond. Lack of response from HMS on getting competing bids or quote for stump grinding discussed at July meeting.

Jeremy Smith made the motion to approve up to \$2,100.00 for daywork for tree trimming, Jon Von Achen seconded and motion passed.

Secretary's Report - Monica Williams

Update on correspondence received for the board. Covenant issues, short term rentals like VBRO or Airbnb, request for directory.

Discussion on short term rentals. Bel Aire City does not prohibit them at this time. Homeowner is still responsible for maintaining and following HOA covenants and issues like noise should be reported to police as a formal complaint.

Vice President's Report

Approved Architectural Project Forms for the following:

4897 N Farmstead Ct - Tree trimming and removal

5905 E 47th St N - Tree trimming and removal

4602 Farmstead St - House paint

4700 N Farmstead - Greenhouse in backyard

Attendee comments:

Motion made by Jon Von Achen for an executive session, seconded by Jack Jones, motion passed.

Executive Session - no action taken

Jeremy Smith made the motion to accept the revised contract from HMS for accounting only at a base rate of \$400.00/month starting December 1st, 2021 through the term of the original contract, April 2021 and without an automatic renewal. James Schmidt seconded, motion passed.

Jon Von Achen moved to hold a holiday lighting contest with \$100.00 for first, \$50.00 for second, and \$25.00 for third place. Monica Williams seconded, motion passed 4 for, 1 abstained.

Jon Von Achen moved to adjourn, Jeremy Smith seconded.

Meeting Adjourned

Next meeting scheduled for December 16, 2021