



*Jon VonAchen - President
Jack Jones - Vice President
Jeremy Smith - Treasurer
Keith Kephart - Secretary
James Schmidt - At-Large*

February 2022 Board Meeting
Community Bible Chapel

Minutes

February, 2022

Call to Order by Jon VonAchen

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

Homeowner Attendees: Carol dryfurt

Gary Young
Jacob and Gary berry
Linda Galloway

Deborah York

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

Approval of October Minutes – January minutes to be still to be presented for approval.

Special Agenda Item

Little Library Project Presentation by Jacob Berry

Discussion

Dimensions: 24"x18"x24"

Shingles vs tin for roof

If it is popular enough and gets full, maybe another one could be built as an add-on or placed at another location in the neighborhood.

Placement: at the pond near the playground, near a bench.

Cost: approx. \$350

The box could have additional decorations, perhaps sides with chalk board.

Plexiglass, UV resistant plexiglass.

Advantages to the neighborhood:

Have a celebration; grand opening; invite neighborhood

News; Press release;Bel Aire Breeze
Summer volunteer reading program
Lit at night with solar lighting
Initial volunteer: Linda Galloway (in attendance at HOA meeting)
Keith Kephart motioned for board to pay up to \$350 for costs
James Schmidt seconds
Board votes 3/3 Yes; 0/3 NO
Litte Library Plan and cost coverage of up to \$350 - APPROVED

Presidents Report

John VonAchen
End of HOA Management is coming
1 month left on contract
contract expires 4/1/2022
Currently under "accounting only" contract
when contract expires we will no longer have accounting service
Auto renewal has been removed
We have not seen a renewal notice from the HOA service

Need board to:

Make a list of what we have been doing the last 3 years.

Late fees for dues start 3/1

Steve Olson has helped in the past with accounting functions.

Maybe we can find an accountant that could perform the service. Would it cost as much as the HOA company we currently have? Would it be just as well to have the current company continue the 'accounting only' service?

Other possible options:

- Accounting software
- Accountant
- Different HOA service company

We would want to have money and records from the current HOA company before canceling to ensure fidelity and continuity of HOA operations.

If we take on services ourselves, we will want to use a P.O. Box to receive dues and other mail. Kechi post office would be a better location than the 13th & Woodlawn station.

Jon VonAchen's wife knows someone that may be able to provide accounting/HOA services and will check.

Whoever we reach out to, we will want them to present their services to the board before final decision.

ENFORCEMENT

Open trench at 5706 49th Street. There was no approval request sent into the board. The trench has been open for a few months.

Jack Koelling - Approval for backyard - Looking for approval from board.

No other project requests were sent to the board.

Treasury Report

Jeremy Smith not present - report presented by Jon VonAchen
Financials were submitted for January

5631 E 48th Cir

The Davids

Paid dues of \$160

then made additional payment for dues of \$200.

they misunderstood and made the overpayment and would like a refund for the difference in overpayment of \$60.

There is 1 new resident at 5900 E 47th.

They are moving in 3/8

Member at Large

James Schmidt - member at large

Pond Spillway Repair

The city is doing maintenance on the section of road by the spillway. While the construction crew is there, they can go ahead and perform our work. Since they are already there with their equipment, this will reduce our cost. If we contract them at a later date, the cost will be increased since they would have to come out with all their equipment.

Total replacement of the spillway will be around \$50,000

Replacing just the top, the slope, and the north side would cost approx \$26,000

The city is planning on performing the work in the first week in April.

We need to have a decision from the HOA board by that time.

Keith inquired about the possibility of Mud Jacking or Foam Jacking in order to reduce cost further. The board members advised that it is more desirable to provide a more long term solution:

This needs to be brought up with the other board members not currently in attendance before making a decision. there may be a special meeting called of the board members.

OTHER BUSINESS

Update the website with a public thankyou for

Shane, Jack, Mason Stobart and Tony Wash for clearing snow around the pond.
George Smith for clearing several neighbors driveways.

Hold off on sending out an email regarding HOA dues. Wait until march HOA meeting to see what dues have come in. If there are still a lot of dues that need to be turned in, then we can send out an email. Otherwise, if there are just a few, then we will just contact those people.

SECRETARIES REPORT

Keith will post December and January's minutes on the website.

Other business

Dumpster on 4629 Farmstead. Due to the passing of the homeowner... sell/flipping of house.

Dumpsters and "bagsters". No guidelines in the covenants.

Trash Cans out front: email to be sent out as a reminder to place trash cans out of site after trash pickup.

Gary Young discussed the need to ensure we identify timelines for variances so they don't go unchecked indefinitely.

end of meeting 8:45PM