*Jon VonAchen* *- President*

*Jack Jones - Vice President*

*Jeremy Smith - Treasurer*

*Keith Kephart - Secretary*

*James Schmidt – At-Large*

November 17, 2022 Board Meeting

Community Bible Chapel

**Minutes**

Bel Aire Heights HOA Minutes

Present Jon Von Achen, Jeremy Smith, James Schmidt, Jack Jones

Alyson Turner Residential Property Management

Members, Linda Scott, Ramona Becker, Gordon Depledge

**Call to Order**

Introductions

Notice of Meeting via Website and Neighborhood Signs

Approval of October Minutes Moved by James second by Jeremy Approved

Discussion of the September Minutes not being on the website. Have requested Keith to add them to site. Additionally, Allyson with RPM will make them available on the portal.

Discussion on date for Annual Members meeting. Meeting to be held January 19, 2023 at Community Bible Chapel, doors open 6:30 PM Meeting starts at 7:00 PM. RPM will be mailing out Annual Meeting packet.

Discussion on slate of officers. Will vote on slate at December board meeting. RPM has sent an email inviting those who want to run to let the board know.

**Architectural Approvals**

Treasurer Report we have $61,149.06 in savings and 6,199.23 in checking. We have paid Kansas Concrete $35,926.00 for the Concrete work on the pond dam. We have left, approximately 25,149.06 in savings and 3,184.76 in checking. We are expecting to end the year with approx. 25,000.00.

Discussion about dues increase for next year. With the increase in cost for mowing and maintenance and the possible capital improvement projects there will need to be an increase. Motion to increase dues 15% to $230.00 Jack Jones second Jeremy Smith Approved

Architectural Approval for Landscaping at 5626 E. 48th Circle. Motion to approved Jack Jones Second Jeremy Smith Approved

Total Cost of three 45th Street Monuments landscaping was 1,056.00.

Motion to Reimburse James $56.44 for Concrete Sealant Jack Jones, 2nd Jeremy Smith Approved

Maintenance/Capitol Projects for future consideration

Cottonwoods on south side of 47th. Need trimmed

Pond Aeration: Pond Guys suggest 7 aerators will be approximately $15,000.00

Fingerlings added to pond

North Bridge will need to be assessed for wood rot and new paint

Benches around pond will need to assessed

Halloween Contest Winners: 4700 N. Farmstead Fist Place 494 N. Homestead Second

Christmas Decoration Contest Judging to take place from Dec 19 – 24th 1ST 75.00 2nd 50.00 3rd 25.00

Will Finalize Members Notice packets at December meeting.

Motion to Adjourn Moved Jack Second James. Approved