

BELLHAVEN PROPERTY OWNER'S ASSOCIATION
GENERAL MEMBERSHIP MEETING
December 4, 2018 Minutes

Meeting called to order by John Coniff at 6:35PM

Officers and Board Members Present: John Coniff, Steve Halron, Doug Vollmer, Gregg Garl, Trina Woldt
Absent: Bob Popple, Kelly Schwab

I. Welcome and Introductions by John Coniff

- A. Overview of agenda items and/or discussion topics
- B. 7 POA residents represented including officers and board members

II. Presentation by Ben Krumenauer, Town of Algoma Administrator

A. 2018 Highlights

- Jones Park completion
 - 1. \$800,000 valuation of improvements over 10 acres
- Leonard Pt. Rd curve and intersection with Hwy 21 surface improvements
 - a. 4,000 to 6,000 vehicle usage count per day on Leonard Pt. Rd.

B. 2019 Initiatives

- \$1.3 million public works fund in budget
 - 1. \$700,000 for roads and infrastructure
 - a. To include paving of Stonegate Dr., Stonegate Ct., Haven Ct. and Bell Heights Ct.
 - b. Storm water movement improvement in 5 areas of the Town of Algoma
- Signage along right of ways in the Town of Algoma are prohibited and if placed, will be removed
- Development north of Jones Park is on the table
 - 1. Will not be apartments
 - 2. Current plat shows 89 lots with 105 addresses
 - a. Duplexes on certain lots account for the differences
 - 3. Discussions and development ongoing

III. Association activity

A. Financials

- 2018 Year End P&L and Balance Sheet and 2019 Budget presented
 - 1. Motion made and seconded to accept financials as presented
 - 2. Carried unanimously
- Officers and board recommended payoff of remaining long term note for water main at 2 Bellhaven Estate entrances
 - 1. 10 of 20 years remaining with balance of approximately \$4,600 at 4.9%
 - 2. Motion made and seconded to proceed with payoff
 - 3. Carried unanimously
- No change to annual dues

B. Officers and Board of Directors

- Doug Volmer has resigned as treasurer
 - 1. Steve Halron to assume duties on an interim basis
- Trina Woldt installed as Vice President for one year to fill vacancy
- One vacant board position remains

- C. Building and grounds
 - No updates to report

- D. Social Committee
 - No updates to report

IV. General Discussion Items

A. Improvement Projects

- Bellhaven Estates Roselawn entrance
 - 1. Timeline still estimated to be 2024 or beyond
 - a. Accrual of funds will have an impact when we contact Town of Algoma to have them incorporate their shared costs into their year specific budget
 - i. Avoid if possible long term debt to finance project
 - 2. Ongoing attempt will be made to avoid expenditures for this entrance based on future road reconstruction
- Bellhaven Lane Entrance
 - 1. Discussion regarding dead junipers along both entrance walls
 - a. Will determine severity of problem in spring
 - i. Possibly just cut out dead shrubs
 - ii. Quote obtained from Landscape Solutions to replace all junipers with box woods
 - 1. Cost estimate at approximately \$3,000 (included in 2019 budget)
 - iii. Course of action to be determined in spring
- Tennis Court ongoing maintenance
 - 1. Court surface review in spring to determine severity of new cracks in asphalt
 - a. Estimate to fill in cracks at approximately \$3,000 (included in 2019 budget)
 - b. If surface is deemed to be in playable and safe condition, this will be deferred to 2020 for consideration
- Tree removal by tennis courts
 - 1. Completed November 2018

B. Protective Covenants

- One remaining violation outstanding
 - 1. To be addressed by second follow up certified letter

V. Adjourn

- A. Meeting adjourned at 8:20 pm

Meeting Minutes Submitted by,

Steve Halron, secretary