

BELLHAVEN PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
December 10th, 2013

AGENDA

Expected Attendees

Tom Ehrhardt, Gregg Garl, Scott Shefchik, John Coniff, Matt Diker

Not Able to Make it

TIME:

- I. Review and Approve Agenda

- II. Association Activity
 - A. Structure of Board of Directors 4:30
 - 1. Nominations for term expiring (Tom Ehrhardt seat) - 3 year term

 - B. Architectural Control Committee - Gregg Garl 4:35
 - 1. Outstanding violations:
 - Lot 26 - Simon - Fence not approved - John Coniff to discuss with Simons
 - Lot 53 - Conception - Fence not approved by architectural control - visual barrier
 - Lot 86 - Lamers - Architectural approval for building, site and landscape
 - Lot 92 - Ruedinger - Trees as specified by covenants
 - Lot 93 - Ahmad - Trees as specified by covenants
 - Lot 99 - Cypress Homes - Landscaping approval needed
 - 2. Appoint new member to have 3 person architectural control

 - C. Building and Grounds - Chairperson - Tom Ehrhardt 4:45
 - 1. Finishing of walking trail from tennis court to road
 - 2. Tennis court surface - \$1500 budget left from 2013
 - 3. West entrance landscape - replacing dead plantings / new mulch
 - 4. 2014 bids for lawn maintenance

 - D. Social Committee - Chairperson - Betty Croninger 4:55
 - 1. Ice Cream Social planned for this summer
 - 2. Betty Croninger indicated that she could use some help
 - 3. Welcome process for new association members - Handouts, keys, etc.

 - E. Financials - Carrie Shefchik 5:00
 - 1. 2013 Budget
 - 2. Income statement - 2012 Year End
 - 3. Balance Sheet - 2012 Year End
 - 4. 2013 YTD
 - 5. Summary of unpaid dues

- III. Overview of Subdivision Activity - Subdivision Map (attached) - BRIEF REVIEW 5:10
 - A. Lot Sales
 - B. Home Construction Activity
 - C. Existing Home Sales
 - D. Plat Map - See Attached

IV. General Discussion Items

5:15

- A. Damage of West Boulevard - Scott Olenik follow up
- B. Discuss future meeting schedule - Plan out year? / Where to meet?
- C. Hiring of outside person - Gregg suggested discussion
- D. Is lot owner cutting retention pond opening us up to liability ? - Carrie
- E. Security cameras on boulevards - discount on insurance ?
- F. Establish a website for access by association members / contact info, etc.
- G. Widening by town of East boulevard

V. Adjourn

5:25

VI. Action Items / Questions

- Betty: Get copy of covenants / guidelines to new members
- Carrie: Mailing - Pick up garbage / Reminder of architectural control
- Carrie: Turn over common areas to the association
- Carrie: Create and maintain a corporate record book
- Gregg: Get any new "rules and regulations" to Dennis Schwab
- Gregg: Review fence guideline and add to list of "rules and regulations"
- Gregg: Establish "playhouses", "swing sets" and add to list of "rules and regulations"
- Gregg: Review landscape guideline and add to list of "rules and regulations"
- Tom: Investigate resurfacing of tennis / basketball courts - obtain bids
- Tom: Obtain bid for new bark in beds on West entrance - to be done in spring