

Bellhaven Property Owners Association
Annual Meeting Notes
December 10, 2019

Attendees: Dick Shikoski, Carol Shikoski, Terry Schloss, Dan Schloss, Paul Kubicek, Rich Lanzetta, Peggy Coniff, Riz Alzoubi, Jaime Torres, Paul Torres, Dean Smith, Lori Smith, Betty Croninger, Tom Earhardt, Bruce Simon, Sue Simon, Jeremy Dyken. Board members: John Coniff, Matt Marino, Bob Popple, Gregg Garl, Trina Woldt. Proxies: Grant Schwab, Kelly Schwab, Gail Schwab, Fran XX (22 attendees)

Attendees registered their attendance.

Call to Order: The meeting was called to order by President, John Coniff at 6:05pm. Coniff noted that this meeting served as the Annual Meeting of the Bellhaven Property Owners Association.

Election of candidates for the board.

Riz Alzoubi was introduced and shared the reasons she would like to volunteer to be a board member and her passion for continuing to make Bellhaven a prized neighborhood to live in.

Sandeep Sharma was not in attendance by an email that he sent to the board was read to the members sharing his desire to become a board member. (see attached).

Alzoubi and Sharma were voted on and approved to be board members.

Review of the 2019 financials took place.

Association dues increase was proposed to \$325.

Rationale included:

1. Bark for the walking trail
2. Removal/maintenance of brush along the trail
3. Basketball and tennis court-ongoing issues and maintenance required.
4. Landscaping and lawn care prices increasing. (supply & demand issue)
5. Accrual of funds for the Roselawn entrance-to take place within the next 5-10 years.

Discussion that took place: The subdivision was started in 1992. Some of the landscaping has aged and the dead ground cover, overgrown bushes, stinky trees, need to be addressed. (removed or replanted).

Proper maintenance of the trail needs to be addressed in the coming years. Residents have volunteered their time in the past but the projects ahead require more work and the proper equipment. Concern over broken trees. Gabe's Tree Service removed some in the fall. Need to walk through again to see identify remaining work. The trail will get new chips to refresh the

trail in the Spring 2020. Paul Kubicek volunteered to do a close look at the landscaping needs for the entrances with the understanding that the Roselawn entrance is short term until the work is done on the street.

Motion was made by Trina Woldt to increase the association fees from \$290 -\$325 annually. The motion was seconded. The attendees voted all yay. None opposed.

New Business: Concerns were expressed by multiple property owners regarding the transient weekend rentals of property. After much discussion regarding the security issues, devaluing of the neighborhood, the owners concluded that they are comfortable with rentals during EAA with a 10-day limit *or* minimum on the rental. The suggestion was made to update the covenants to avoid rentals. The members were adamantly against weekend rentals of property. VRBO was cited numerous times.

Covenants was last updated in 2004 and an update regarding fences in 2017.

The board agreed to address the rental issue and concerns.

Meeting was adjourned at 7:05pm

Respectfully submitted by Trina Woldt, Board Member, acting *Secretary*.