

2023 Annual Meeting Minutes

Date: June 10, 2023

Attendees:

Kelli & Joe Bolcato, Amanda Chipchase, Ada Marie Vorse, Jim & Debbie Sasser, Steve & Chris Ford, Scott McCullah, Duna Wittwer, Kevin Knapp, Jim Hutchens, Don Johnson, Jr, Darlene Swenson, Karen Bennett, Brandy Gebbie, Jolene and Mike Archuletta on behalf of Joe Esquibel, Stan Mattingly, Todd Strom, Ruth & Caroline Nielson, Clayton & Kimberly Todd, and Steven Jones.

Meeting Minutes:

Kimberly was introduced as the new HOA Treasurer.

Repairs to Irrigation Line:

Don provided information about the repairs needed for the irrigation line.

Each break in the line costs \$120 to repair due to the use of PIP.

Don explained that PIP is smaller than the standard 4-inch PVC and requires a specific tapered coupling. It was noted that PIP has a lifespan of 40 to 50 years, and the current line has reached that point.

There are three spots where the line passes under the road will require boring out, incurring additional costs if it breaks in that stretch of line.

Revising Covenants and Bylaws:

It was discussed that the HOA needs to revise its covenants to meet state regulations. It is needed for licensing with Colorado Department of Real Estate. It was emphasized that covenants and bylaws are not the same thing. In order to enforce the covenants and bylaws, the HOA needs to register with the Colorado Department of Real Estate.

HOA Website:

The HOA website is bellfordhoa.com.

The current focus of the website is to disseminate information to homeowners. Feedback form will be up within the week. It was emphasized that the website serves both informational purposes for homeowners and to showcase the subdivision to potential home buyers and for licensing requirements. Next step with the website is the ability for each homeowner to retrieve and view their invoice. Currently looking into the cost to process payments through the website and hopefully have that in place for next year's dues.

Election of HOA President and appointing Board Members:

A vote was conducted, and it was decided to keep Don Johnson, Jr. as the HOA President.

The attendees agreed to establish a board of directors to facilitate the revision of covenants and bylaws and to move forward with necessary tasks.

Deborah Pruett-Morales was selected as a board member, bringing the total to three members.

The board of directors consists of Stuart Reed, Amanda Chipchase, Greg Rohlman, Megan Bonnar, and Clyde Strom as the chairperson.

First Board Meeting:

The date for the first board meeting was tentatively set for August 1, 2023. The specific time is yet to be determined.

Street Parking:

The issue of street parking was addressed to ensure the safety of children in the neighborhood.

It was proposed that street parking should be reserved for guests only.

Homeowners needing additional parking on their property were advised to consult with Don, who offered the use of his trailer and equipment for the cost of materials and \$50.00 for fuel.

It was emphasized that cars parked near mailboxes should maintain a distance of at least 30 feet on both sides to ensure convenient mail delivery by the USPS.

It was noted that persistent issues with mail delivery may result in the installation of centralized mailboxes.

Easement Maintenance:

It was announced that the easement on the west side of Stanford would be mowed in the coming week by Don.

Front Bed Watering:

Duane has been assisting with watering the front bed, but additional help is requested.

Tree Trimming:

The trees in the front area need trimming.

Previous quotes from companies ranged from \$4,000 to \$8,000 for the tree trimming service.

Don mentioned that he would require some help with the task.

He intends to rent a Genie boom to trim the trees as much as possible.

Brandy Gebbie on Stanford is looking into tree trimming services for her tree. She wanted to know if anyone else needed service as well to rent the crane for a full day versus half and split the rental cost. If you are interested, please use the feedback form on website with best way to reach you.

Subdivision Maintenance:

The subdivision sign has been freshly painted, enhancing its appearance.

The next maintenance task is to paint the pumphouse.

Volunteers for painting the pumphouse were welcomed.

Airbnb Discussion:

The topic of Airbnb rentals within the subdivision was discussed.

It was unanimously agreed that no one wanted an Airbnb rental in the subdivision.

Speeding

Excessive speed over the posted 25mph SLOW DOWN!! We have kids in the subdivision and do not want to see any of them get hurt.

Subdivision BBQ

End of summer neighborhood BBQ September 9, 2023, tentatively. Location and time to be announced.

Additional notes outside of meeting

Reminder that HOA Dues payment deadline is coming up, July 1.

Meeting minutes can be viewed online at bellfordhoa.com.

If there are any questions, please call Don Johnson at 970-260-1360 or Kimberly at 970-623-5061.