

HOA MINUTES – ANNUAL MEETING

Date: April 11, 2016

Board Members in Attendance: Corinne Pryor, Crystal Barrett, Lyssa Fischbein, Bernise Belcer, Christina Cerra, and Sally Inabinet

1. Call to Order

2. Proof of Notice and Determination of Quorum

3. Distribution of Minutes from 2015 meeting – motion from floor to approve minutes. The minutes were approved.

4. President's Report – Christina gave update on activities completed in 2015 to include:

- Update and distributed Homeowner's Directory
- Revised ARB Guidelines with the new guidelines on Belleclave.org. Also discussed the implementation of the Special Assessments for Violations
- Completed turnover of HOA from Lydian and worked with attorney to ensure all HOA documents were properly recorded
- Began clean up/maintenance on Detention Pond and discussed on-going contract to maintain the cleaning. Replaced missing section of fence at back of detention pond and repaired broken latch on detention pond gate on Bellevalley Lane
- Contracted with new management company – Southern Community Services (SCS) and introduced our new Community Manager Susan Brownlee
- Entrance and Emily Street repairs - Sally Inabinet worked with the City, State, and County officials to get all repairs completed. Installed street light at main entrance to improve visibility of street for residents and emergency personnel.

5. Treasurer's Report

- Bank Balances as of December 31, 2015 - \$35,268
- 2015 expenses - \$15,865 over income. This is broken down into \$9,432 in legal fees, \$2,200 in landscape improvements (new planting beds, seasonal flowers, and replacing dead shrubs), and \$900 for detention pond maintenance.
- 2016 Budget – estimate expenses will again exceed income by approximately \$6,422 and explained the reason for the increase in the HOA fees in 2016 and 2017 returning to 2006 rate of \$235. We cannot continue to spend more than we receive in HOA fees.

- Susan Brownlee with SCS provided update on Financial Report for the First Quarter of 2016

- 6. Nomination and Election of Board Directors** – one board position available and homeowner Corinne Pryor was unanimously elected to fill the position.
- 7. Crime Update** – Larry Johnson with the City of Columbia Police Department provided a crime update for the neighborhood. Only (2) auto breaks in in the last 90 days and these were crimes of convenience because something was left visible in the car. He reminded everyone theft from automobiles is #1 problem.
- 8. Questions/Comments** - homeowners requested a list of responsibilities provided through Southern Management. Speeding in the neighborhood continues to be a concern. Homeowners had questions regarding the increase in HOA dues. Reiterated we were spending more than we were taking in. Susan with SCS explained our dues were well under the average for comparable neighborhoods. Bottom line we are not taking in enough to cover our expenses.
- 9. Adjourn**