

HOA MINUTES – ANNUAL MEETING

Date: April 18, 2017

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

1. Call to Order

- President, Bernise Belcer, called to order the Annual Homeowner's meeting at 6:30 p.m. on April 18, 2017 at the Polo Road Recreational Center.

2. Proof of Notice and Determination of Quorum

- A quorum was verified by Katie Fosnacht, Belleclave Community Manager, with Southern Community Services (SCS).

3. Distribution of Minutes from 2016 meeting

- Motion from floor to approve the minutes was seconded. The minutes were approved.

4. President's Report – Bernise gave an update on activities/events in 2016 to include:

- Introduced our new Community Manager, Katie Fosnacht
- SCS collected HOA assessments from 100% of homeowners in 2016
- A Belleclave homeowner and officer with Richland County Sherrif's department, reported our neighborhood has been quiet and no break-in's or burglaries recently.
- DR Horton is nearing completion of three new homes on lots 108 -110 on Bellevalley Lane. Lot 110 is sold and expected to close later this month.
- Mrs. Emily Thomas is building a new home at 128 High Knoll Road.
- The following homes have sold since our 2016 annual meeting:
 - Jeanette Jerrell to the Chandler's – 137 Mallet Hill
 - Billy Buchanan to the Batten's – 139 Wildeoak Trail
 - Veronica Williams to the Wilke's – 125 High Knoll Road
- Homes currently for sale – 124 High Knoll Road
- A letter was sent to all homeowner's reminding everyone about yard maintenance. Copies of the ARB fine policy were available. Reminded homeowner's that our current ARB Guidelines are posted on our website – Belleclave.org. Home and yard improvements must comply with ARB guidelines.
- A new street light was installed at the main Belleclave entrance.
- The chain link fence across the back of the detention pond was replaced.
- Added shrubs in front entrance landscape bed to save money on planting perennial flowers.

- Rebid landscape maintenance contract. *Keep It Clean* presented best bid and was awarded the contract.

Projects completed in the first quarter 2017

- Replaced wood gate at Detention Pond on Bellevalley Lane.
- Repaired crack in brick entrance wall.
- Painted fence at Belleclave main entrance.

Projects for remainder of 2017

- Update and distribute HOA directory – last done in 2015
- Ongoing maintenance of Detention Pond – cleaning three times per year
- Investigate installation of Children Playing signs
 - A motion was made and seconded to open discussion on installation of “Children Playing” signs in the neighborhood. It was suggested that we not add new sign posts, but explore the possibility of adding the signs to existing speed limit sign posts. Our community manager will research this further and the Board will report back to the neighborhood.
- Determine interest in a community get together and establish a planning committee as needed.
 - A motion was made that we have a community gathering. The floor was open for discussion. It was suggested that we have the party in the fall when both Carolina and Clemson have away games. A possible date is October 21st. It was also suggested that Sunday afternoon may be an option. A vote was made and seconded that we have a community party this year. The vote passed. Beth Herron and Kendall Moore volunteered to be on the planning committee.

5. Treasurer’s Report

- Bank Balances as of December 31, 2016 - \$33,715 includes \$775 insurance reimbursement which is designated for entrance repairs.
- 2016 expenses - \$2,572 over income. Detention pond maintenance expenses continued to run higher than expected. A water meter problem was rectified with the City water department. We have a credit balance at this time.
- 2017 Budget –increase in the HOA fees in 2016 and 2017 returning to 2006 rate of \$235 is helping us to balance the budget. We estimate year end income of \$273.

6. Nomination and Election of Board Directors – two board positions available and homeowners Crystal Barrett and Kathy Garrick were introduced as candidates for the open positions. A motion was made and seconded to elect the candidates by acclamation.

7. Adjournment

- **President, Bernise Belcer, adjourned the meeting at 7:20 pm**