

HOA MINUTES – ANNUAL MEETING

Date: April 10, 2018

Board Members in Attendance: Bernise Belcer, Corinne Pryor, Lyssa Fischbein, and Kathy Garrick

1. Call to Order

- President, Bernise Belcer, called to order the Annual Homeowner's meeting at 6:30 p.m. on April 10, 2018 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 2018 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 2018 to include:

Old Business – Items voted on in 2017

- Children Playing signs (NO) – required separate signs
- Community event (Yes) - Held October 2017
- Homes sold since last meeting
 - Simeon and Kelly Moultrie – 100 Bellevalley Lane
 - Angela Chestnut – 104 Bellevalley Lane
 - Ray and Jill Handel – 108 Bellevalley Lane
 - Arthur Ramsey to Than Nguyen – 8 Wildeoak Court
- Homes currently for sale
 - John and Lorraine Suger – 148 High Knoll Rd (under contract)
 - Charles and Nancy Duvall – 104 Wildeoak Trail (under contract)
 - Michael and D'Juana Ferguson – 122 Belleford Ridge Rd
- Ms. Emily Thomas's home is still under construction.
- 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.

Activities completed in 2017

- Sod replacement at front entrance
- Gate replaced at Bellevalley entrance of detention pond
- Trees inside detention pond cut – homeowner complaint

- Detention pond quarterly cleaning
- Repaired crack in brick wall at Belleclave entrance
- Painted fence at Belleclave entrance

Projects completed in first quarter 2018

- HOA directory update – last done 2015

Projected projects for 2018

- Community Get together – Need vote to repeat
- Ongoing maintenance of Detention Pond – 3 times a year
- Tree removal from Detention Pond

5. Treasurer's Report

- Bank Balances as of December 31, 2017 - \$32,458. Balance as of February, 2018 is \$54,870 this includes \$1,700 in receivables.
- There was no increase in assessments from the 2017 assessment.
- 2017 expenses - \$2,310 over income. Detention pond maintenance expenses continued to run higher than expected. The maintenance line item in the budget is over due to the sodding that was done to the entrance. We were \$2,580 over budget.
- 2017 was the first full year of collecting income on all 115 lots.
- The 2018 budget included increases in the detention pond spending as well as homeowner functions.
- 2018 Insurance premium was lower than budgeted by \$109.
- New Christmas decorations were budgeted for in 2018.

6. Nomination and Election of Board Directors – three board positions available and homeowners Lyssa Fischbein, Beth Herron and Clara Snider were introduced as candidates for the open positions. A motion was made and seconded to elect the candidates by acclimation.

7. Adjournment

- **President, Bernise Belcer, adjourned the meeting at 7:30 pm**