

HOA MINUTES – 2020 ANNUAL MEETING

Date: Tuesday, September 22, 2020, 6:00 PM via Zoom

Board Members in Attendance: Beth Herron, Lyssa Fischbein, Sherman Crosland, and Kathy Garrick

1. Call to Order

- President Beth Herron called to order the Annual Homeowner’s Meeting at 6:10 pm on September 22, 2020. The current board members were introduced.

2. Proof of Notice and Determination of Quorum

- A quorum was verified by Jeanmare Holjencin, Belleclave Community Manager, with Community Association Management Service (CAMS). We had 38 ballots returned.

3. Distribution of Minutes from 2019 Meeting

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

4. President’s Report

- President Beth Herron reviewed the board’s activities for 2019-2020, which included continued maintenance of our front entrance and retention pond. The neighborhood was fortunate during this period not to have any major expenses associated with any of our common property. She acknowledged the efforts of Sherman and Angela Crosland, along with Kathy Garrick, to put on our annual picnic in Fall 2019. We hope to have Seven properties in our neighborhood changed hands since the last annual meeting in April 2019. We also have two new homes that will be constructed in our neighborhood in the coming months. We issued 37 different yard violations since the last annual meeting, which ranged from parking boats and trailers for extended periods and people not maintaining their yards. We do take these violations seriously. Several neighbors raised concerns about yard signs celebrating student accomplishments that had been left up for extended periods. We plan to update our ARB guidelines to include these

kinds of signs for a limited period. We did receive many questions about our directory and plan to print a new directory in the coming year.

5. Treasurer's Report

- In 2019 our income was \$27,025, and our expenses were \$18,046. Our budget for 2020 remains \$27,025. We made some adjustments to reflect actual expenditures. Our current assets are \$62,000.

6. New Business

- The Board did not have any new business.

7. Nomination and Election of Board of Directors

- Homeowners Christina Cerra and Crystal Barrett were introduced as candidates for the Board. The President explained that the election by mail was binding according to our covenants as it was not sure if a Zoom election would be binding. However, a motion was made and seconded to elect the candidates by acclamation. The President and President-Elect were also elected via mail ballot and acclamation.
- Kathy Garrick was thanked for her great service to the Belleclave HOA.

8. Other Business and Questions

- It was mentioned that there were overgrown trees in the retention pond, which is going to be addressed by the man who does our maintenance work.
- There were some concerns expressed about cars being parked overnight on the street and parked on grassy spots.
- Jeanmare was thanked for being such a great assistance to Belleclave.

9. Adjournment

- President Beth Herron adjourned the meeting at 6:50 PM.