

# Belvedere Property Owners Association Board Meeting

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**Date: June 18**

**Time: 7:05 PM**

**Location: Belvedere Community Center**

## **Attendance:**

- Karen Redmond
- Joe Harvey
- Dave Hughes
- Cal DeMaio
- Kent Ottaway
- Michelle Nieber
- John Redmond

## **Agenda:**

1. Call to Order
2. Approval of Previous Meeting Minutes
3. Financial Update
4. Committee Reports
5. Old Business
6. New Business
7. Adjournment

## **Meeting Minutes**

### **1. Call to Order**

The meeting was called to order at 7:05 PM by Karen Redmond.

### **2. Approval of Previous Meeting Minutes**

Minutes from the previous meeting were distributed and reviewed.

Motion to approve the minutes was made and seconded. Minutes were approved.

### 3. Financial Update

#### Treasurer's Report:

- Transition of HOA software discussed; current system is not fully integrated.
- Joe will assist in the transition and possible new system integration.
- Investigation into a new system for long-term use is ongoing.
- Current reserve funds include more than \$50,000.
- Discussion on delinquent dues: 25% of members have not paid their dues this year.
- Plans to address this issue with legal action and possible liens.

### 4. Committee Reports

#### Beautification Committee:

- Discussion on the renovation of signs and landscaping.
- Plans to take pictures of current conditions and develop a plan for improvements.
- Emphasis on the need for sustainable maintenance solutions, possibly involving hiring a landscaper.
- Mention of potential cooperation with other homeowners associations for a landscaping deal.

#### Adopt A Highway:

No report as the chair was not present.

#### Roads Committee:

- Dave Hughes reported on efforts to address traffic issues at the intersection of South and North Belvedere with Country Club.
- Contacted DOT for a motor vehicle count and possible installation of a traffic light or at least a blinking light.

#### Welcome Committee:

- John Redmond discussed the need to track new residents and distribute welcome packages.
- A suggestion to use block captains more effectively to welcome new members and introduce them to the HOA.

#### Social Media:

Michelle Nieber reported increased activity on the Facebook page with 185 members.

### 5. Old Business

#### Modifications to Restrictive Covenants:

Christian and Robert Ayers are working on this task.

#### Social Event Planning:

Plans for food truck events at the harbor are in progress.

Christian to confirm details with the harbor master.

## **6. New Business**

### **Newsletter:**

A new committee chair is needed for the newsletter.

The newsletter will include legal requirements for dues, event announcements, and introductions of new board members.

### **Other New Business:**

Discussion on addressing the issue of non-paying members and possibly hiring a property management company.

## **7. Adjournment**

Motion to adjourn the meeting was made and seconded.

The meeting was adjourned at 7:48 PM.

Minutes prepared by: Joe Harvey