

Belvedere Property Owners Association
Board Meeting Minutes
March 13, 2024

Members in attendance - Christian Klinefelter, Tina Batt, Karen Redmond, Kent Ottaway, Dave Hughes and Michelle Nieber. Also in attendance was Julie Ayers sitting in for Robert Ayers.

The Board meeting was called to order at 6:20 pm at the home of Christian Klinefelter.

Minutes of the previous meeting (12/19/2024) were read by secretary, Tina Batt. Michelle Nieber made a motion to accept the minutes as read, and Kent Ottaway seconded the motion. The minutes were approved.

The **Treasurer's report** was not presented. Treasurer business discussed was an update on dues payments (313 invoices were mailed, 70 remain partially paid or unpaid), billings and re-billings (invoices with late fees assessed for late payers were mailed Feb 15th); and an action plan to collect delinquent dues. The financial audit is currently on hold.

Election results Tina Batt reported that Bill Batt tallied the 114 ballots received before the February 29th deadline and the results were as follows:

President - Christian Klinefelter 59 votes, Tyler Sugden 38 votes and write-in Steve Sholtis 1 vote.

Vice President - Robert Ayers 96 votes and write in Eric Holland 1 vote.

Treasurer - Karen Redmond 89 votes and write-in Steve Sholtis 5 votes.

Secretary - Carla Harvey 94 votes.

Committee reports

Architectural Review & Covenants - Kent Ottaway presented a report citing several community complaints and the resolutions, several building plans were submitted and approved and the fence at 105 Soundview was discussed. Kent will send a letter so the owners can bring the fence into compliance. A complaint was received in the mail regarding the keeping of bees at 324 S Belvedere. Kent has spoken to the keeper and the neighbor but will reach out to them again.

Christian met with Joey and Kristine Morgan at their home at 352 S Belvedere to discuss their remodeling of the home to include a metal garage addition. Joey stated that his Hampstead-based garage installation vendor has certified that this metal garage structure can withstand winds up to 150 mph. His plan was approved.

By-Laws and Covenants Review committee met at Christian's house on 1/20/2024 and 2/17/2024. The proposed changes were presented to the Board members. Karen Redmond made a motion to accept the proposed by-law changes (to be presented to the General Membership on April 4, 2024). Michelle seconded the motion and the Board voted to approve the changes. Christian asked Michelle or Terry to post the recommended/approved changes to the websites.

Beautification Committee - Cal DeMaio was absent. Christian reported that he and Cal met with the lawn maintenance contractor to negotiate a better deal for the HOA in light of having less land to maintain but failed to get the deal. Cal reached out to a different contractor and got a good deal.

The flagpole will be reset soon but flags will not be raised until the lighting is replaced.

Adopt-A-Highway No report.

Social Media, Michelle Nieber reported 182 members are signed up on the Facebook page.

Welcome committee no report.

Spring General Meeting, April 4, 2024 at 7pm at the Hampstead Womens Club for a \$125 rental fee. Tina will notify Sally Pike about the signs.

The April Board meeting will be held on April 16th at 6pm at Christian Klinefelter's house.

Karen motioned that the meeting be adjourned and Dave seconded the motion. Motion passed and the meeting was adjourned at 7:47pm.

Respectfully submitted,
Tina Batt, BPOA Secretary