



BPOA General Membership Meeting
April 4, 2024
Hampstead Women's Club

The BPOA General Membership meeting was called to order at 7:05pm by President Christian Klinefelter. Board members in attendance were introduced: Treasurer Karen Redmond, Committee members Kent Ottaway, Dave Hughes, and Michelle Nieber. Twenty-two general members were in attendance. Vice President Robert Ayers and Secretary Carla Harvey were unable to attend the meeting due to illness. Christian welcomed everyone and thanked them for attending the meeting. He also asked for volunteers for Association activities.

The **Pledge of Allegiance** was said by all.

Initiatives – Christian presented a slide showing the comparisons of our HOA dues compared to the surrounding communities HOA dues/fees. By far our Association at \$45 per year is the lowest due mostly to using volunteers to run the operations. Our Association dues are not excessive and should be paid on time. Efforts to collect delinquent dues will be a matter for the new Board to consider.

Minutes

Tina Batt read the minutes from the October 7, 2023 and the continuing General meeting held on November 18, 2023. Gary Barnes made a motion to accept the minutes as read and John Schmidt seconded the motion. A vote to accept the minutes passed with no corrections or discussion.

Introduction of the new Board Officers

President Christian Klinefelter, Vice President Robert Ayers (absent), Treasurer Karen Redmond and Secretary Carla Harvey (absent). Also, committee chairs Dave Hughes, Kent Ottaway and Michelle Nieber were introduced.

Treasurer's Report

Terry Hamberger, former Treasurer was not available to present the Treasurer's report.

Christian presented the

the financial report showing income and expenses so far this year. Karen Redmond made a motion to accept the report and Gail Schmidt seconded the motion. The motion was passed unanimously.

All of the financial reports and budget are published on our website,
www.BPOA-Hampstead.org.

Committee Reports:

Architectural Review and Covenants- Kent Ottaway read his report for January-April 2024, 7 complaints were received and were addressed. Six members submitted plans for construction. Kent approved 5 of the six plans. One plan is pending.

Beautification - Cal DeMaio was not present. Christian reported that Cal cleaned the entry signs and decorative fences. Christian also reported that a new landscape contractor will be maintaining the areas that need mowing and mulching. The new contractor was contracted at a lower rate than the previous contractor.

Adopt-a-Highway- Coordinator - Len Barber was absent. Christian said the next cleanup date would be posted on the website and Facebook and will probably be the 3rd Saturday in May.

Roads – Dave Hughes, chairman, reported that lines would not be painted on South Belvedere Drive.

Social Media Chair Michelle Neiber reported that she has been adding posts as they are given to her and she has 182 members authorized on our Facebook page.

Welcome Committee and Block Captains – Christian presented a slide showing the Block Maps and explained the assignment of areas to the Block Captains. Tina Batt has volunteered to make more Welcome bags for the new residents.

Old Business

Changes to the By-Laws -

The proposed changes to the By-Laws were presented to the Board at the February meeting. The Board voted to accept the changes and the changes were posted on the website. Gary Barnes made a motion to accept the changes to the By-Laws. Margaret Medon seconded the motion. Christian called for a voice vote on the motion, and it was passed by all present. The website will have the revised By-Laws posted.

Covenants

The new Board may revise the Covenants as there have been some requests by residents to raise chickens and by a resident to house his horse on his 2-acre lot on Fairway Drive.

Collections - The new Board will consider the collections of and filing for liens for delinquent dues.

New Business

The next general membership meeting will be held on Saturday October 5, 2024 in the Harbour Village Marina party room.

Suggestions for the membership for activities include a community yard sale, a social gathering at the Shaka Taco, and an Ice Cream social/picnic at Kiwanis Park at the end of the school year.

A motion was made by Nancy Hansing to adjourn the meeting and the motion was seconded by John Schmidt. By unanimous vote the meeting was adjourned at 8:22pm.

Respectfully submitted,

Tina Batt
Belvedere Plantation Owners Association

