

Belmont Ridge H.O.A. Annual Meeting Minutes October 24, 2011

Quorum: There was a quorum at this meeting.

Board Members Present:

Jodi Thurman, Carmen Likins, and Landon Williams of Paul's Corp.

Homeowners Present: Kathi Patterson and one proxy.

Call to order: The meeting was called to order by President Jodi Thurman at 6:05pm. This was the first annual meeting of the Belmont Ridge H.O.A.

Report from Mill Brothers:

Jason Obsuth and Eric Johnson were present from Mill Brothers. There was discussion about common area strip of land behind back yards on Pimlico. Mill Bros. is planning on moving sprinklers out of private property back yards next spring. Some are several feet inside the private property. They will either be abandoned or moved next spring. The water feature is about to be shut down for the winter. There was a question as to whether the pumps should be taken out and stored for the winter or somehow winterized inside the current enclosures. Kathi has a drainage problem from some common area land that borders her property. Jason will install some landscape matting to prevent further erosion and runoff problems for the winter.

Property Management:

David Pond was present from Kellison Corp. The land transfer of tracts physically located in Belmont Ridge will take place soon. The Highland Ridge board has to sign legal documents and then the Belmont Ridge will have to sign something to officially receive these tracts into the neighborhood. There will also be an operating agreement that will need board approval to share costs with Highland Ridge on two sprinkler controllers and the big open space maintenance in between the two neighborhoods.

Budget:

The board approved budget of \$372 per year was presented for ratification. Seconded. The dues are the same in 2012 as they were in 2011. All in favor. Motion passed.

Meeting was adjourned at 7:10 pm.