

BELLYACHE RIDGE HOMEOWNERS ASSOCIATION

2026 ANNUAL Meeting Agenda

Date: Sunday, September 20th, 2026

Time: 4:00 PM

Location: Eagle Valley Land Trust -33601 US-6, Edwards CO 81632

Board of Directors

Mary Pierce, Karen Konicek, Mary Allyn

1. Call to Order
2. Board Member Elections
3. Approval of Minutes: September 14th, 2025 Annual Meeting
4. Accounting & Financial Statements Review
 - a. 2024 Year End Review
 - b. 2025 YTD Review
 - c. Proposed 2027 Budget to be presented at Dec. 2026 meeting
5. Architecture Control Committee Updates
8. Other Business
 - a. Firewise Program
 - b. Nottingham Point Security Update
 - c. Wolcott PUD Update
 - d. Weed Mitigation
 - e. Extra Bellyache Bear sign-Any Volunteers to clean it up? (And Metal sign)
 - f. Key HOA rules and reminders-trash cans, wildlife, speeding in the neighborhood, DOGS
- f. Reminder of New late fee policy for HOA dues effective 2026 also an additional fee of \$25 will be assessed for any home owner who does not provide a working email address for us to send your annual assessment (to cover the cost of our accountant and certified mail delivery) .
9. Bellyache Ridge Metro District Presentation- President Ray Selvy
10. Adjournment-Next regular meeting: Wednesday, December 16th, 2026