



Serving the needs of Belmont Country Club Estates

Annual Membership Meeting Minutes March 12, 2025

President Nic Pope called the meeting to order at Belmont Country Club at 6:10 PM.

A roll call was made with self-introductions. A quorum was reached with eighteen members in attendance and three proxies received.

Upon motion duly made and seconded, the minutes of the March 20, 2024, annual membership meeting were approved.

Secretary/Treasurer Emigh reviewed the annual financial statement and budget for the coming year, which are attached to these minutes.

Secretary/Treasurer Emigh presented a handout comparing member water usage for the last calendar year to previous years. He also discussed the current well depth, which was about the same as the previous year.

Secretary/Treasurer Emigh announced that annual water rates were increased by one hundred dollars per month for regular lots and two hundred dollars per month for large lots by action of the board of directors for the 2025-26 fiscal year and are as follows:

Member Category	2024-25 Annual Member Assessment Rate	2025-26 Annual Member Assessment Rate
Regular Lots	\$920.00	\$1,020.00
Large Lots	\$1,170.00	\$1,370.00

President Pope spoke again about the three-year permit to operate the POE's has been conditionally granted by the SWRCB. At the end of the permit period, if all are operating successfully, the permit may be renewed for another three years.

President Pope also discussed the completion of the main line water meters installation. All meters are operational. Mr. Emigh noted that the usage data collected for February paints an interesting picture of usage. There were approximately 700,000 gallons used during February. The lowest four usage households used just over one percent of the water while the highest four household usage accounted for over thirty percent of the total usage.

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Upon motion duly made and seconded, the following members were nominated and elected to serve on the board of directors for the coming year:

Trevor Barbeau

Belina Breckenridge

Dave Bynum

Mike Emigh

Bill Grigsby

Nic Pope

Secretary/Treasurer Emigh updated the membership about the proposed connection to the City of Fresno water line in partnership with Belmont Manor/Fresno County. A State of California grant application has been submitted. Recently, the City of Fresno responded to Fresno County with a list of questions to be addressed before beginning discussions. Again, this water line may be an alternative to POE.

There being no further business, the meeting was adjourned at 6:35 PM.

Mike Emigh

Secretary/Treasurer



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Balance Sheet - Unreviewed
Fiscal Year Ending February 28, 2025

(Accrual Basis)

Account	Fiscal 2024	Fiscal 2025	Change
ASSETS			
Cash and Bank Accounts	\$ 33,549.86	\$ 44,415.06	\$ 10,865.20
Other Assets			
Allowance for Bad Debts	-	-	-
Accounts Receivable	10,386.23	1,553.80	(8,832.43)
Assessments Receivable	-	410.00	410.00
Storage Tank and Connections	28,315.38	26,123.22	(2,192.16)
Pump and Motor	39,568.72	37,920.04	(1,648.68)
TOTAL Other Assets	<u>\$ 78,270.33</u>	<u>\$ 66,007.06</u>	<u>\$(12,263.27)</u>
TOTAL ASSETS	<u>\$ 111,820.19</u>	<u>\$ 110,422.12</u>	<u>\$ (1,398.07)</u>
LIABILITIES & EQUITY			
LIABILITIES			
Accounts Payable	-	5,468.76	5,468.76
Accrued Interest	-	-	-
Notes Payables	-	-	-
TOTAL LIABILITIES	<u>\$ -</u>	<u>\$ 5,468.76</u>	<u>\$ 5,468.76</u>
Equity	111,820.19	104,953.36	(6,866.83)
TOTAL LIABILITIES & NET ASSETS	<u>\$ 111,820.19</u>	<u>\$ 110,422.12</u>	<u>\$ (1,398.07)</u>



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Income/Expense Comparison - Unreviewed
(Accrual Basis)
Fiscal Year Ending February 28, 2025

	Fiscal 2024	Fiscal 2025	Difference 2024 to 2025 Fav/(Unfav)	Fiscal 2026 Budget	Difference 2025 Actual to 2026 Budget Fav/(Unfav)
INCOME					
Interest Income	\$619.91	\$1,028.19	\$408.28	\$900.00	(\$128.19)
Annual Carrying Costs -Special Assess.	0.00	0.00	0.00	0.00	0.00
Finance Charges	0.00	0.00	0.00	0.00	0.00
Handling Charges	0.00	0.00	0.00	0.00	0.00
Member Assessments	33,000.00	37,800.00	4,800.00	42,200.00	4,400.00
Special Assessments	0.00	0.00	0.00	0.00	0.00
TOTAL INFLOWS	\$33,619.91	\$38,828.19	\$5,208.28	\$43,100.00	\$4,271.81
EXPENSE					
1,2,3-TCP Mitigation Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administrative Charges	5,100.00	5,100.00	0.00	5,100.00	0.00
Annual Operating Fee	626.00	702.00	(76.00)	702.00	0.00
Bank Charge	0.00	0.00	0.00	0.00	0.00
Depreciation	3,840.84	3,840.84	0.00	3,841.00	(0.16)
Dues	252.00	265.00	(13.00)	252.00	13.00
Education, Training and Certifications	164.00	0.00	164.00	300.00	(300.00)
Electricity	11,314.89	15,305.72	(3,990.83)	16,439.00	(1,133.28)
Insurance	3,242.00	3,429.30	(187.30)	3,601.00	(171.70)
Interest Expense	0.00	0.00	0.00	0.00	0.00
Maintenance and Repairs	5,458.64	6,830.31	(1,371.67)	6,000.00	830.31
Meeting Expenses	642.66	831.32	(188.66)	921.00	(89.68)
Operator Charges	5,280.00	6,200.00	(920.00)	6,600.00	(400.00)
Postage and Delivery	46.34	527.76	(481.42)	459.00	68.76
Prof and Legal Fees*	763.81	785.00	(21.19)	785.00	0.00
Property Taxes	214.57	217.46	(2.89)	228.00	(10.54)
Supplies	0.00	247.71	(247.71)	300.00	(52.29)
Water Test Charges And Fees	2,265.00	1,412.60	852.40	1,320.00	92.60
TOTAL EXPENSE	\$39,210.75	\$45,695.02	(\$6,484.27)	\$46,848.00	(\$1,152.98)
OVERALL TOTAL	(\$5,590.84)	(\$6,866.83)	(\$1,275.99)	(\$3,748.00)	\$3,118.83
Annual Assessment					
Small Lots	\$800.00	\$920.00	\$120.00	\$1,020.00	\$100.00
Large Lots	\$1,050.00	\$1,170.00	\$120.00	\$1,370.00	\$200.00