

3rd QTR Meeting Minutes Update

Meeting held at Moore Public Library

On 08/12/2021 from 6-8 pm

AGENDA for Meeting

Review of Board Activities

Treasurer Report

- Budget Forecast for 2021 remaining months
- Status of Capital account

Architectural Committee Report

- Exterior entry walls and SE brick wall repair bids
- Road repair plan/ budget concerns
- Architectural Request expectations
- New Fence Issues- Stain and Board condition

Gate/Access control

- RFID tags audit still underway as time permits
- Code expectations for members
- Status of Gate Maintenance Contract

Website

- Number of Subscribers, access to information, Blog feedback

Board Elections

- All open positions will be filled by regular election in spring of 2022
- Establish potential board member information gathering form
- Have ballots and potential board member information ready by 12/10/21

Compliance Committee Report

- Update on trash cans, sheds, and parking issues
- AIRBNB and Corporate Rentals- Update from President

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- Lawn enforcement concerns

Petitions Review Process

- Open Floor for comments
- Tally the signatures and announce result- ARIA will handle all petition verification and count

MINUTES OVERVIEW

- **PETITION RESOLUTION**

Andrew Arnold (President)- Recall Petition-**24** signatures of Lot Owners in Good Standing.

RECALL PETITION

We, the undersigned, being qualified electors request that Andrew Arnold, the Belmar North Home Owners Association (HOA) President, be recalled and to have his Board duties and powers suspended immediately for the reasons of causing unrest and division amongst the community, for trespassing and harassing neighbors, and for attempting to profit off of the implementation of HOA bylaws. The undersigned request that the vacant position be voted on by the community as soon as possible.

This is the exact text that was used on the Petition that was submitted at HOA meeting on 8/12/21

Rob Griffin (Vice President) Recall Petition-**23** signatures of Lot Owners in Good Standing.

RECALL PETITION

We, the undersigned, being qualified electors request that Rob Griffin, the Belmar North Home Owners Association (HOA) President, be recalled and to have his Board duties and powers suspended immediately for the reasons of loss of confidence in doing what is best for the neighborhood and our neighbors and for not following the bylaws and covenants for architectural requests. The undersigned request that the vacant position be voted on by the community as soon as possible.

This is the exact text that was used on the Petition that was submitted at HOA meeting on 8/12/21

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Heather Lawson (Treasurer)-Recall Petition- **24** signatures of Lot Owners in Good Standing.

RECALL PETITION

We, the undersigned, being qualified electors request that Heather Lawson, the Belmar North Home Owners Association (HOA) President, be recalled and to have his Board duties and powers suspended immediately for the reasons of loss of confidence in doing what is best for the neighborhood and our neighbor. The undersigned request that the vacant position be voted on by the community as soon as possible.

This is the exact text that was used on the Petition that was submitted at HOA meeting on 8/12/21

Each of the board Members: Andrew Arnold – Heather Lawson and Rob Griffin will have their terms cut to 1 year and will need to be re-elected in January 2022 in order to remain on the HOA board.

Dustin Watts (Member at Large)-Recall Petition- **12** signatures of Lot Owners in Good Standing.

Dustin Watts also had a petition to remove/recall his position on the Belmar North Board of Directors. The Petition for Dustin Watts received **12** signatures of Lot Owners in good standing, therefore **Dustin Watts will serve his entire 3-year term on the HOA board without needing to stand for reelection until spring 2024.**

1) The evaluation of each of the four petitions is very straightforward in that Bylaw 5(2)(B) does not require any evaluation of evidence, accuser's compliance history with the covenants, personal like/dislike, or anything of the sort. Also, it is important to note that Bylaw 5(2)(B) provides for cutting a board member's term short, it does not provide for removal petitions. The only requirement for cutting a board member's term short and forcing an election of that position at the next annual election is

a) Getting the signatures of members in good standing representing 20 Lots (meaning dues have been paid and no fines owed), and

b) A petition must be submitted by Jan 1. The HOA attorney and Aria reviewed the submitted petitions and determined that Andrew Arnold, Rob Griffin, and Heather Lawson will be required to stand for election at the next

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annual election in February of 2022 if they wish to run for reelection to the Board of Directors.

2) The board also wants to clarify that Dustin Watts remains on the board just as the other board members do, that he was never removed from the board, rather he was temporarily taken off of an APP(GroupME) that the board members use for unofficial communication.

3) The HOA Board has received some recommendations from the HOA attorney that can ensure a successful and productive 6 months until the next election.

- The board proposes to form a committee made up of **2** board members and include **3** general membership volunteers to formulate a proposal for covenant enforcement guidelines, and to propose Bylaw amendments based on the current conversations. These proposals will be voted on at the full membership meeting in January 2022. Volunteers can send an email to BelmarnorthHOA@gmail.com.
- The Board will continue to make sure that current concerns are addressed and that the daily needs of homeowners are met in a timely manner.

4) The HOA appreciates all the members that took the time to participate in the 3rd QTR open membership meeting.