

BELMAR NORTH HOA MEETING



MEETING MINUTES

Date: December 2, 2021 @ 6PM

Location: Moore Public Library

Attendees: President: Drew Arnold ♦ **Vice President:** Rob Griffin ♦ **Members at Large:** Dustin Watts

Members in attendance from neighborhood: 22

Not in attendance: Secretary- Iris Copeland

3rd QTR Minutes- Not approved, waiting on final draft for approval

Treasurer Report

1. Capital Account Balance- \$8,894.83
 2. Operating account balance- \$23,096.01
 3. Accounts receivable- \$290.53
 4. Fines received in 2021- \$ 10
- Our average monthly bills are \$1940 per month without any repairs or extra fees*

Architectural Committee Report

1. The Bids have been received for the entry way repair and the SE Corner of the Sooner road fence. \$12,500 for a plaster repair with paint, or \$ 6,800 for a polymer fill and paint. The Mortar damage on the SE Brick fence will be \$1,000 to \$1,500 to repair. Once the new board is elected and the 2022 dues are received, the repairs can be made in order of necessity.
2. Road Repairs- All areas have been identified for repair. Still trying to get quotes and find a good contractor for the entire project
3. The wood fence on sooner will be repaired/re-stained on 12/6,7,8/2021. The contractor was asked to return and perform the work at no cost to the HOA due to the fence only being 1 year old. The fence shall be stained on both sides if access was granted to the HOA to enter the backyard.
4. Sprinkler Repair at entrance- All lines were repaired, and the zones were verified to be operating with no leaks.

Gate/Access Control

1. RFID car Tag audit has been completed; all old homeowners/renters have been removed from system.
2. Maintenance contract for gates is now active- Gate company will perform a complete inspection and service of all moving gate parts on a semi-annual frequency.
3. Gate code programming will now be handled by our gate company, this will provide accuracy and remove the burden from active board members.
4. Gate system should be in good shape for 2022- Entry has two brand new operators, and the exit gates have factory replacement motors/limit switch assemblies.

Website/Communication

1. We now have 175 members of the neighborhood that have subscribed to the announcement email feature from the HOA
2. A new neighbor presentation and coupon for Marcum's nursery is being sent to each new homeowner that moves into Belmar North
3. HOA has received excellent feedback on the new website and the announcement feature for 2021

Board Elections

1. There are currently 5 positions that will be up for election in **2022**; President, Vice-president, Treasurer, and Member at Large (2 positions).
2. The petitions submitted at the 3rd QTR meeting will require the current President and Vice-President to run for re-election if remaining on HOA board is desired.
3. Board Nomination forms need to be returned to HOA email or dropped off at ARIA no later than 1/5/22. Candidates will be given opportunity to speak at the 2022 election meeting
4. The 2022 Ballots will arrive in the mail around the second week of January. There will be a section on the ballot that will allow for write-in candidates.

Compliance Committee Report

1. Trash Can audit performed for 4th Quarter- 5-9 homes still not in compliance
2. Several homes identified for Yard/Fence issues
3. HOA thanks all the Homeowners who have been willing to follow the covenants

HOA Dues

1. HOA dues will remain at \$220 annually for 2022
2. Dues can be paid by check via mail, drop check off at ARIA, or follow the pay dues ONLINE feature that is located on Belmarnorthhoa.com (Online has \$4.95 FEE)
3. HOA dues statements will be mailed out after January 1st, 2022

New Business

- Once all HOA Board Nomination candidates are finalized, HOA will explore the possibility of meet/greet before the 2022 elections
- OEC will be contacted to check availability of OEC fiber in Belmar North
- A quote will be obtained to buy speed limit signs to be posted throughout neighborhood, several members expressed concerns about speeding on vista/slater
- Concrete company search will continue, any recommendations are welcome
- Possibility of setting up food truck event, HOA can assist in getting the word out to all members if someone wants to lead the planning effort
- Need announcement for members to help identify construction companies using the Belmar North Entry and Exit gates

Motion to Adjourn made unanimously @ 740PM.

Next Meeting

February 8th, 2022 | 6:00pm @ Belmar- HOA Board Elections