

BELMAR NORTH HOA BOARD



MEETING MINUTES

Date: March 8, 2021 @ 7PM

Location: 4209 SE 37th St., Norman OK

Attendees: **President:** Drew Arnold ♦ **Vice President:** Rob Griffin ♦ **Treasurer:** Heather Lawson ♦ **Secretary:** Iris Copeland ♦ **Members at Large:** Dustin Watts ♦ Phillip Riggs ♦ Luis Vargas

Committee Assignments

1. Review current responsibilities and future expectations for each board member and any potential volunteers. Each board member is expected to be involved in at least one committee outside of regular duties.

2. **Architectural Committee:** Rob Griffin, Chair & Iris Copeland; **Compliance Committee:** Dustin Watts, Chair; Luis Vargas ; **Technology Committee:** Phillip Riggs, Chair & Dustin Watts; **Communication Committee:** Heather Lawson, Chair; Dustin Watts & Phillip Riggs; **Community Activities Service Committee:** Kimberly Arnold, Chair; Phillip Riggs & Heather Lawson and **Welcome Committee:** Kimberly Arnold, Chair

NOTE: All Committee Need Volunteers – Please Contact HOA @ Belmarnorthhoa@gmail.com

Board Meeting Agenda

- Evaluate ARIA and determine if a replacement contract would be a benefit.
- Facebook Page discussion- need a better way to keep all members informed.
- Gate Operations contract currently being evaluated and taking bids on options moving forward.
- Improve Entrance lighting/appearance.
- Capital Fund Creation- Have \$ in reserve for extensive repairs or events.
- Obtain a Purchase Card for the HOA
- Spring /Summer events in the neighborhood- i.e., Chili cook-off, BBQ, Bike/Cart Parade
- Establish a helpline/group for senior neighbors that need a helping hand around the house.
- Evaluate all contracts as to the value and level of service being provided.
- Reinstitute Yard of the Month Club

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Contractual Obligation Discussions

- **ARIA HOA Management Company (ARIA):** The current contract for ARIA was reviewed and found to be sufficient. Discussions with ARIA and the Belmar North HOA Board have been productive. A new communication protocol between ARIA and the Belmar North HOA Board has been established to facilitate transparency. The Belmar North HOA Board will review all correspondence from ARIA to any Belmar North HOA member prior to distribution. ARIA has been tasked with the additional duty of maintaining the CAR TAGS for the Belmar North Gate at no extra cost. ARIA will process all payments, and they will distribute CAR TAGS to HOA membership and keep a current database of active CAR TAGS assignments.
- **Gate Operations:** The current contract for Gate Operations is under review, and the Belmar North HOA board is currently evaluating proposals from two other companies: PSI and AGR. The Contractual Proposals include Gate Operation, Maintenance/Repairs, and Warranty obligations.
- **Common Areas:** The contract for Landscaping is under review, and two other companies are providing **proposals that consist of maintenance and upgrades. The fencing updates are complete, and the stucco wall evaluation is ongoing.** The Belmar North Board will assess suggestions for improving the Gate Entrance lighting and appearance.

Communication

- **Facebook:** The Belmar North HOA Board voted to end open communication on Facebook. The Official Belmar North HOA Facebook account will be used to distribute the HOA Newsletter and announcements for Community Events. All Official Belmar HOA Communication will be posted on www.belmarhothoa.com. (This will include: Meeting Announcements, Quarterly Minutes, Financial Reports, etc. All complaints, comments, and compliance issues will continue to be transmitted through the ARIA HOA Management Company. The website host is GoDaddy.
- **Newsletter-** The Belmar North HOA newsletter will contain information about Community Announcements and Events, membership meetings, HOA Board Announcements and feature a Belmar North community member each quarter.
- **Other Correspondence:** The Board will post Meeting Minutes, Agendas, and Ballot Measures on the HOA website. All HOA members will receive a pdf copy of the newsletter in email.

Budget Discussion

The new Treasurer, Heather Lawson, will assume the duties of monitoring and reporting budgetary issues and distributing a quarterly fiscal report. The Belmar North HOA Board voted unanimously to remove the previous Authorized Signers on the HOA bank account.

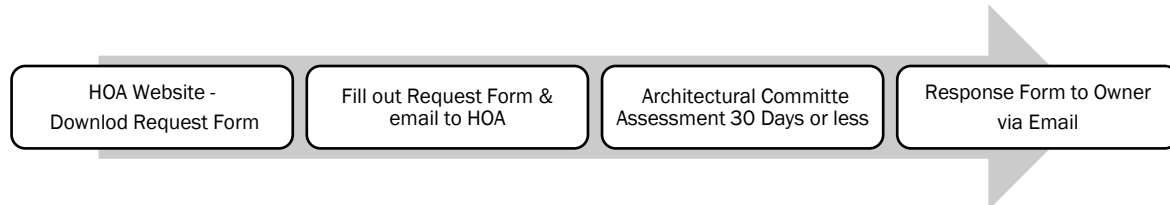
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Budget Discussion (continued)

Bank Account and to add President: Andrew Arnold and Dustin Watts as Authorized Signers. The Belmar North HOA Board unanimously voted for a debit card to be issued to the President, Andrew Arnold with all expense spending requiring full board approval. This debit card will remove the current HOA board member's practice to spend their own money and submit paperwork for reimbursement

Compliance Discussion

The Belmar North HOA Board has voted (6-1) to grandfather the existing (29) fences that are not in compliance with the five-foot rule. There was no straightforward procedure for members to submit requests to the HOA Board, because there was no formal Compliance or Architectural Committee. The 2021 Board is instituting a process of Transparency, Communication, and Organization of the HOA Board as stated in the Bylaws. Therefore, rather than penalize 29 homeowners, the board will grandfather all non-compliant fences. Commencing on July 31, 2021, when all procedural aspects will be operational, all Requests for Architectural review of fences will be subject to the following process.



The 2021 Belmar North HOA board has developed a process for submitting the Architectural Request Form to the HOA. The Architectural Committee will provide an assessment and determine the Bylaw reference. The Belmar North HOA Board will send the homeowner a Compliance or Noncompliance response via email within 30 days.

New Business

- The HOA Board voted unanimously to join the free “Key for Business” program by Amazon to allow one-click access into the neighborhood,
- The damaged sewer on Slater and 41st has been reported to the City of Moore for repair.
- An Architectural Submittal form has been uploaded to www.BelmarHOA.com.

Next Meeting

April 12, 2021 | 6:30 @ 4209 SE 37th St., Norman OK

Motion to adjourn was made at 9:00 p.m. and was passed unanimously.