



## Open Board Meeting Minutes 5/3/2022

Included the President's memo as a synopsis of the meeting minutes:

### Update from the President

Good Evening Belmar North,

I wanted to give you a short update on HOA business. However, it turned out to be much longer than I wanted. I sincerely apologize for the length. However, I hope it is informative.

We had a small turnout in our last open meeting on 5/3/2022. I really encourage everyone to come to as many meetings as possible. As a resident, I have only missed one meeting. I don't say that to brag because I know from experience that there is a lot of ground covered at these meetings. I know it isn't the most entertaining way to spend your time but it is essential to being in "the know". I don't particularly enjoy sitting through 'briefings' as it is a large part of what I have done professionally as a Soldier and now as a Civilian working for the Air Force. However, it is hard to update everyone any other way. Messages like this are time-consuming and won't allow you to get real-time feedback on your questions and concerns. Further, it is hard to have informed opinions about the people running the board and the decisions being made.

With all of that in mind, I wanted to give you a very brief update on what we have been discussing and doing. To be perfectly honest, since I took over my seat in the last election, it has been somewhat difficult to get a good feeling of where we are because, on some topics, there is not one single source of

information...there are several. With that in mind, the reason you haven't seen a lot of updates from us is because we don't have a lot of updates to give you. I can't speak intelligently on a couple topics that I really feel I would need to be able to in order to answer some of the questions I know would be asked. That is the first "update".

Next, I want to briefly discuss what I plan to do as the new President. Some of you know that I did not like all of the turmoil that the neighborhood seemed to be in, last summer. Everyone was at each other's throats and nothing was really being accomplished. We had some very tense meetings and there was a ton of negative Facebook traffic and conversations being had throughout the neighborhood. That board(s) had made some collective decisions to begin to enforce things that were in the bylaws and other HOA documents but that had not been enforced, previously. There had been some notice given but once the enforcement actions started, there were many who were upset. I'll admit that I was one of them.

While I felt that the board had good intentions, I didn't feel like they were taking the opinions of the neighborhood at large under consideration. There was a very vocal group that were completely a lot of what was being enforced but from my view, while it wasn't really evident until people started receiving notices, there was a much larger group who was against it. Even in the face of massive resistance, the board continued to move forward with the plan. I personally emailed them to give voice to my concerns and intended or not (I have no clue and it really doesn't matter, now), I felt they were dismissed. So, I started on a path to give a voice to a lot of people who had concerns but were nervous or unwilling to voice them publicly. There was a successful effort to end the terms of 3 officers after one year (2 years early) and after that was successful, I didn't feel like I could just stand on the sidelines. I had initiated a lot of what happened or was very early in it and I felt that if I was going to put myself in front of an effort like that, I had to put some skin in the game and run for a seat. At the elections, I was given a seat and the board voted to have me serve as President.

Now that I'm here, I am going to try a different tactic. I'm hoping that it works and fairly confident that it will. That being said, I am human and completely new to this. There is a chance it doesn't work out and that you aren't happy with me. Instead of creating a toxic atmosphere in the neighborhood, I ask that you would just work the process that in place like I did. Work to end my term early if you think that is warranted or if not, run for the board at the next election. If I accomplish only one thing in my tenure, I want to keep the neighborhood as peaceful as possible. I might fail at something and the Board could fail sometimes, too. Let's try to work things out and if we can't, let's put in new members. I just want to have a pleasant place to live and I truly believe BN can be that.

To that end, this is my plan, in a nutshell. I am going to give control of the HOA to the neighbors who live here. Our main job is to try to keep our property values up. There are many administrative things that go into that effort but I want to try to keep the board out of things that don't do that. The vehicle I plan to use in order to do that is to have a vote on the way things are enforced. We never have enough people show up to meetings to change bylaws but what I can do is change how we enforce them. I WILL NOT have people going around and looking for violations. We have that power but I think there is some risk if someone starts knocking on doors for enforcement and I don't like the idea of being watched or watching

my neighbors. It does not foster a neighborly relationship, in my eyes. Further, the vehicle that will be used to decide how to enforce things will be a simple vote. We will likely do this online to maximize participation and it will be a majority vote.

As an example, the first item we will likely vote on will be trash cans. I have been approached several times about the. So, the first question of the 2 question survey will be something like, "Do the residents of Belmar North wish to change the enforcement policy on the bylaws, schedule of fees, etc. regarding the placement of trash cans?" It will be a yes/no question. If the respondent votes "Yes", there will be a second question with the various options we come up with. I'm thinking 3-4 options and if there is a tie, those items not tied for the most, will be eliminated and we will re-vote. I also want to have a sunset built in (something like every 4 to 5 years) to enable the enforcement to change with the neighborhood. At the allotted time, the neighborhood should have another vote to determine if they want to continue as things are or if they want to change them.

In my opinion, the Board is not here to dictate how you live. However, there are things that we need to have purview over. If a neighbor paints their fence pink, for instance, we are probably going to address that, but by-in-large, I don't think we should be involved if it doesn't affect the property value or safety of our residents.

Lastly, I want to mention a couple of the things we plan to look at in the near future (in no particular order):

- Necessary road/curb repairs
- Flower bed sprinkler system quotes for repair/replacement
- Block Party dates
- 4th of July Children's Parade
- Catching the up the documentation that isn't on the website
- Offsetting of the terms of Board Members to help with continuity

Quickly, I also wanted to mention the Board Composition:

Charles Gather, President

Desiree Beaty, Vice President

Iris Copeland, Secretary

Jess Cavin, Treasurer

Rob Griffin, Member at Large (soon to be vacant)

Dustin Watts, Member at Large

Jason Landrum, Member at Large

Again, I apologize for the length of this but considering where we are, I tried to recap the events as best I could. Even still, there are things that weren't covered and things I might have missed that you want to know about. Please email any questions or concerns to [belmarnorthhoa@gmail.com](mailto:belmarnorthhoa@gmail.com). I look forward to working with you to make this community stronger and appreciate the opportunity you have given me.

Charles Gather  
President  
Belmar North Homeowners Association

## Sign-Up for Updates/ Announcements

Thank you for using our HOA website. If you would like to get email notifications for when new updates are added to our website, please use the link below. We promise not to spam you or use your email address for any other purpose. We just want to ensure you are staying informed. Please tell your neighbors of this great feature. It's easy to sign up, just follow the "learn more" button below and drop your email into the box at the top and click "subscribe".

## **Belmar North HOA Board 2nd Qtr Total Membership Meeting Agenda 05/03/2022 6-8 pm**

Belmar Meeting Room

### **Treasurer Report-Jessica Cavin**

- Budget Forecast for 2022 remaining months
- Status of Capital account

### **ARIA Contract/Special Events- Desiree Beaty**

- Duties that ARIA managers will pus to do
- Status of debit card
- Special Events planned

### **Compliance Committee Report-Dustin Watts**

- Update on trash cans, sheds
- AIRBNB and Corporate Rentals

### **Architectural Committee Report-Rob Griffin**

- Road Repair Plan
- Architectural Request expectations Gate/

### **Access control- Jason Landrum**

- RFID Replacement Tags.
- gs changes to apply/ new form. Codes

### **Open Discussion**