

Belmor Lakes Homeowners' Association  
Membership Meeting Minutes

Date: 1/30/24

Time: 6:00 p.m.

Place: Sr. Citizens Center in Olive Branch Park

1.1. In attendance: Matt Whitney, Angie Halford, Bonnie Delashmit, Chad Deaton, Kyle Werner

1.2. Absent: Wally Northam

19 individuals in attendance

I. CALL TO ORDER – Chad called the meeting to order.

II. APPROVAL OF NOVEMBER MINUTES - Unanimously approved

III. TREASURER'S REPORT – Kyle Werner reviewed current balances in checking account

and money market account:

- \$136,309 in CHECKING ACCOUNT
- \$19,938 in MONEY MARKET ACCOUNT

An expenditure report was also available for members to review

IV. REPAIRS/IMPROVEMENTS –

- It was announced that the budget surplus from 2023 will be used to replace additional fence panels soon by First Responders Construction. They will do it for \$800 per section.
- Members were informed that the lights had been repaired/replaced on the large fountain and that new conduit was being installed for the electrical wiring.

V. SOCIAL COMMITTEE REPORT – Kathy Arnold updated us as to events planned for 2024, which are as follows:

March 30-Easter egg hunt

July 4<sup>th</sup> parade

June 1<sup>st</sup>-fishing rodeo (moving up this year to try to avoid summer temperatures)

October movie night and December Christmas breakfast with Santa-dates TBD

## VI. OTHER ITEMS –

- Voting of board members took place by present members. The 2024 board members are as follows:

Bonnie Delashmit-President  
Chad Deaton-Vice President  
Angie Halford-Secretary  
Kyle Werner-Treasurer  
Troy Baxer, Wally Northam and Matt Whitney- members at large

- Bonnie brought up for discussion that the language prepared by Atty. Bill Jolly regarding rental properties had been posted in survey monkey and that Version A (A/K/A option 2 below), was the most popular. This makes rentals retro-active, which will deny rentals exclusively. 100 votes are needed for this to pass. Bonnie passed around the signature sheet tonight to obtain some signatures. The full proposal is below:

**Option #2:** Any individual, trust, or business entity permitted by Mississippi law to hold title to real estate who is an Owner of a Lot at Belmor Lakes, **including those who took title prior to the recordation of this Amendment**, shall be prohibited from leasing or entering into a lease-purchase or similar contract with regard to that Lot or any portion of that Lot.

Additionally, no person may reside in any Lot without paying any rental or lease payment unless an Owner also occupies such Lot. For purpose of the preceding sentence, it shall not be a violation of this Article if, while an Owner is temporarily absent from the Lot, a person who is not an Owner of that Lot temporarily resides in such Lot. A temporary resident includes people commonly referred to as house sitters or other persons who stay in the Lot while the Owner is absent for the purpose of providing security, caring for an Owner's pets, etc. Temporary residence shall not exceed a total of eight weeks in a calendar year.

Waiver: In the event that an Owner, due to medical or health reasons, or for any other good cause, desires to lease a Lot or any part thereof, or if an Owner wishes to extend any period of Temporary Residence as described in the preceding paragraph for a period longer than eight weeks, then such Owner shall make written application to the Board of Directors. The Board of Directors may grant to such Owner an exception to the prohibition against leasing set forth in this Article upon such conditions and under such circumstances as the Board of Directors, in its sole and absolute discretion, deems necessary.

Temporary Leasing: All Owners, including those who took title prior to the recordation of this Amendment, are prohibited from leasing all or any portion of the Lot for any period of less than thirty (30) days. It is the intent of the paragraph to prohibit transient or short-term rentals under such programs commonly known as “vacation rental by owner” (VRBO), Airbnb, and the like. An Owner may apply for a waiver for good cause as described above.

Enforcement: In the event of any violation of this Article by an Owner, the Association shall be entitled to any remedy available at law or in equity from such Owner including, but not limited to, damages and injunctive relief together with reasonable attorney’s fees incurred by the Association and all costs and expenses of whatever type, kind or nature expended by the Association to enforce any of the provisions of this Article, whether such enforcement is by way of non-judicial or judicial action.

- Concerns over street light outages were raised and that a resident was informed that the reporting process had changed.
- There was additional discussion regarding our fire protection. A member pointed out that while Olive Branch is now our first responder, Lewisburg V.F.D. will also respond when requested by Olive Branch.

As always, the Belmor Lakes HOA Board members thank everyone in attendance.