

Belmor Lakes Homeowners' Association

General Meeting Minutes

Date: October 22, 2024

Time: 6:00 p.m.

Place: Olive Branch Senior Center

Board members present: Bonnie Delashmit, Angie Halford, Kyle Werner, Matt Whitney, Carra Nowell

Board members absent: Chad Deaton, Troy Baxter, Wally Northam

Other homeowners present: 14

- I. Call to order – Bonnie called the meeting to order at 6:02 p.m.
- II. Approval of minutes for July 25, 2024 meeting – Matt made a motion to approve. Kyle seconded it. All were in favor.
- III. Treasurer's Report – Kyle gave the report.
 - The checking account balance is approximately \$77,000. We have \$40,000 in the emergency fund. We are working to get that fund up to one year's expenses which is approximately \$72,000.
 - Kyle let the members know that the expenses since last meeting included normal monthly bills and payment to First Responders for the additional replacement of fence sections and staining of those sections.
 - Kyle mentioned that the HOA dues are still coming in. The due date is October 31st.
- IV. President's Report – Bonnie gave the report.
 - At our meeting in July members voted to replace the existing front entrance fountain, but since then we have had other members voice concerns about trying to fix the fountain that we have. We have contacted Memphis Water Gardens and are waiting for them to come assess the fountain and give us a quote. Bonnie stated that our existing fountain needs a new basin and pump and may have some other issues. Once we get the quote, we will let everyone know so we can decide how to move forward. Depending on the cost, Bonnie mentioned the possibility of adding a water feature to the Dunn Lane entrance sometime in 2025.
 - Stacia Bayzie had a concern about the front entrance irrigation system wasting water. She said she has noticed that there is always a lot of water on the pavement. The water even runs down College. Matt said he will check the timers. He also

mentioned that it may be a good idea to get a new smart water monitor because our timers are old and manual.

- Angie let the members know that we only need 2 more signatures and she is getting one of them tonight from a homeowner. Bonnie said after that we will take the information to our attorney and he will take the rental ban amendment to the court house and get it filed.
- Bonnie stated that we are getting quotes on pavers at the gazebo and some additional repairs on the walking trail due to erosion from drainage. We have several events at the gazebo, like the Easter egg hunt, fishing rodeo and 4th of July parade. If it rains before the event, the area around the gazebo gets really muddy.
- Bonnie mentioned that we would like to have a volunteer workday to help cut the cost of adding the pavers, cleaning up tree limbs, etc., around the gazebo and common area. If we decide to do this, we will post on Facebook.
- Bonnie reminded everyone that dogs need to be on a leash when walking them and they should not be allowed to roam the neighborhood. There is also a city ordinance about this. We had one incident of a dog killing a neighbor's cat. This is unacceptable.
- Submission forms for outbuildings, home additions/changes, pools and fences have been added to the neighborhood website. Once a homeowner submits the form, it goes to the HOA board and we review it to make sure the restrictive covenants are followed before approval is made.
- Bonnie reminded members that all issues, complaints and suggestions should go through the corresponding tab on the neighborhood website. When a homeowner utilizes the tab, all board members are sent an email at the same time and we are able to discuss the issue.
- Elections for HOA board members will be held at the general meeting in January 2025. Bonnie mentioned that if anyone is interested in running to make sure to attend that meeting.

V. Completed projects since last general meeting:

- Additional sections of the fence have been replaced and stained.
- 2 bridges at the walking trail have been repaired.
- Front entrance has been repaved. Potholes have been filled throughout the neighborhood.
- Submission form was added to the website.
- Bonnie let everyone know that we have had some issues with the fountains in the ponds working at times. We are looking into the problems and solutions.

VI. Social Committee Report/ Upcoming Events – Angie gave the report for Kathy Arnold. Our adult social was on October 2nd at Dan McGuiness for music bingo. It was a lot of fun. The HOA provided a few appetizers only. The homeowners in attendance paid for

their own drinks and additional food. On December 7th we will be having our annual Breakfast with Santa at 10:00 a.m. Rachel and Rodney Epps will be hosting this event again at their home. We always have a large crowd at this event.

VII. Items for discussion

- We discussed more about the front entrance fountain leaking at the basin. It will need a new pump and basin. The cinder blocks that the fountain is sitting on have disintegrated.
- It was brought up about how we discussed in the past about changing the look of the front entrance with new signs. Since we need to do something about the fountain, we have tabled adding the expense of new signs.
- Julie Cox asked about the beautification committee looking into replacing the landscaping at the front entrance. Bonnie said we will talk to Randall with our landscaping company to see what he can do.
- All members are concerned about our streets not being paved. It was supposed to be done before we were annexed into the city. David Wallace, our alderman, said he would work on getting that done when he spoke at our general meeting on April 25, 2024. Up to this point, we have only had potholes repaired and a small section of the front entrance repaved.
- We discussed the issue that we have with the spillway at the big lake. It goes into a ditch/creek and the run-off has eroded the land under the concrete. Bonnie has been talking to the mayor's office about this, but nothing has been done yet. Someone from Public Works was supposed to come assess the situation, but they haven't yet.
- The increase on our sewer fee from Great River was also brought up. Homeowners are not happy with the increase. Rachel Epps contacted someone, but there isn't anything we can do about it.
- Larry Johnson asked about the addition of speed bumps. Bonnie told the members that we did vote on and use temporary speed bumps last Halloween. Those speed bumps were donated by a neighbor. We did not use HOA funds to purchase them. They worked to slow traffic in the neighborhood on Halloween, but we did have some issues with people moving them. We reached out to that neighbor to use them again this Halloween, but they were not available. Bonnie said we will need to contact the city for placement of permanent speed bumps. She said she will ask the city to bring their trailer to the neighborhood to get feedback on the speeding issues.

Meeting adjourned at 6:52 p.m.

