

Belmor Lakes Homeowner's Association

General Meeting Minutes

Date: October 23, 2025

Time: 6:00 p.m.

Place: Olive Branch Senior Center

Board members present: Bonnie Delashmit, Chad Deaton, Angie Halford, Kyle Werner, Troy Baxter, Carra Nowell

Board members absent: Matt Whitney

Others present: 9

- I. Call to order – Chad called the meeting to order at 6:02 p.m. Bonnie was running a little late, so we went ahead and started the meeting.
- II. Approval of minutes for the July 24, 2025 meeting. Minutes are posted on the website. Jennifer Sabo made a motion to approve the minutes. Kyle Werner seconded it. All were in favor.
- III. Treasurer's Report – Kyle gave the report.
 - Carra had a sheet with account balances and how many homeowners have paid dues and the special assessment, so far. Our checking account balance is \$104,560.23. The balance in the COD account is \$52,373.68.
 - Kyle let homeowners know that aside from our monthly expenditures, we did have to spend about \$2800 for some tree cleanup in the common area. He also let everyone know that half of the bill for the walking trail is due 10 days after completion and the second half is due 60 days after that.
 - We have received HOA dues from 71 homeowners.
 - 49 homeowners have paid the \$500 special assessment for the walking trail. 4 homeowners have made partial payments.
 - Both the annual dues and \$500 special assessment are due October 31, 2025. There are 3 payment options for the special assessment. Option A is a one-time payment of \$500 due October 31, 2025. Option B is two payments of \$250 due October 31, 2025, and November 30, 2025. Option

C is six payments of \$83.33 due October 31, 2025; November 30,2025; December 30,2025; January 30,2025; February 28,2025; and March 30,2025.

- Carra reminded everyone about the different options to pay dues and the special assessment. Checks, Paypal and Venmo are all options. We have tried using Cash App, but there have been several issues with taking payments that way.

IV. President's Report- Bonnie gave the report.

- Bonnie reminded everyone about Halloween in the neighborhood on Friday, October 31st. Due to it being on Friday, we anticipate a lot of trick or treaters, so set up early at the end of your driveways.
- Bonnie discussed the mosquito spraying service from the city. She was told by the city that they have received lots of complaints from people about this service. Several people are opposed to the truck coming into neighborhoods to spray due to it being harmful to butterflies and bees. They will continue to spray neighborhoods if it is requested. Chad said due to the large bodies of water in our neighborhood, he thinks it is important for us to continue letting them spray to keep mosquitoes at bay. Jennifer Sabo was concerned about how it affects vegetation. We had a lot of discussion on the pros and cons. Forest Wilbanks did a search and found that it doesn't usually affect butterflies unless it is sprayed when they are most active. He said butterflies and bees are less active between sunset and sunrise. Typically, the mosquito trucks spray in the evening, so that shouldn't be an issue. David McNeely made a motion to request the city come and spray our neighborhood for mosquitoes. Chad Deaton seconded it. All were in favor. We will request this service.
- Bonnie let everyone know that we still have several sections of fencing to replace along College. The quote we have for the remainder is about \$70,000. We will work to get this completed once we have the walking trail finished and we get dues collected.
- The fountain that we just replaced at the big lake had some trouble with the LED lights. We are in the process of getting this repaired. It is under warranty, so it will not cost us any additional funds.

V. Social Committee Report- Kathy Arnold let everyone know that Cookies with Santa will be on Sunday, December 14th from 2-3pm. It will be at the home of Rachel and Rodney Epps.

VI. Guest Speaker:

Lt. Carlos Wilson came and spoke to the homeowners about Neighborhood Watch. He said, "If you see something, say something." He mentioned that crime in Belmor Lakes is low and we want to keep it that way. He let homeowners know that if anyone is going out of town and would like the police to keep an eye on their home, just call them. He also talked about Flock cameras. These are cameras that we would purchase and set up to be monitored by the police department. He gave Bonnie the Flock company's business card; in case this is something we decide to do. The biggest concern we have in our neighborhood is speeding. Lt. Wilson let us know they can do one or two things. He said they have a speed trailer that can sit in the neighborhood to hopefully deter speeding. The second option is that the traffic division can come to the neighborhood for a traffic detail. This would include an officer sitting in the neighborhood, catching speeders and handing out tickets. Everyone agreed that having them do a traffic detail is something we need to do to keep our homeowners safe. We have had too many instances of people speeding. Bonnie will email them tomorrow to get us on the list for the traffic detail. Jennifer Sabo asked how we could get more speed limit signs. Lt. Wilson told us to reach out to the city, and they can get us more signs.

VII. Reminders and questions:

- Bonnie reminded everyone to submit requests/complaints through the website and that all financials/minutes of meetings., etc. are on the Belmor Lakes HOA website.
- Kurt Moreillon asked who is responsible for the fence around the sewer treatment area. Bonnie let him know that Great River Utility is responsible. We will send them a letter to let them know our concerns.
- Kristi McNeely said the way the city patched the potholes on our streets looks terrible. She emailed the mayor back in September and got a response from him. She posted this interaction on our Facebook page on

September 9, 2025. Essentially, the mayor told her that the patching is a pre-treatment and then the streets will be completely resurfaced. Unfortunately, this is a multi-year process and the order of the streets being resurfaced hasn't been determined yet. The mayor copied Alderman David Wallace to Kristi's communication loop. We discussed how it may make a difference if several homeowners write letters to the mayor.

- Troy mentioned that homeowners can get a permit for \$25.00 for their golf carts to be tagged and able to be driven on the streets. To drive a golf cart on a street, it must be insured, and the driver must also be a licensed driver. We discussed making a post on our Facebook page about the rules for ATVs and golf carts. ATVs are not street legal.
- Forest Wilbanks asked about speed bumps in the neighborhood. Chad let everyone know that we did try using temporary speed bumps, but it didn't really work. He also said that if we decide to put in permanent ones, we would be responsible for the road repairs.
- Kristi McNeely and Jennifer Sabo thanked the board members for the work they have been doing for the neighborhood.
- Bonnie let everyone know our next meeting will be in January and we will be having officer elections at that time.

Troy made a motion to adjourn the meeting. Bonnie seconded it. All in favor. Meeting adjourned at 7:00 p.m.