

Belmor Lakes Homeowner's Association

General Meeting Minutes

Date: July 24, 2025

Time: 6:00 p.m.

Place: Olive Branch Senior Center

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

Board members absent: Chad Deaton and Troy Baxter

Others present: 46

- I. Call to order – Bonnie called the meeting to order at 6:05 p.m. (There was a wreck on 305, so we gave homeowners a few more minutes.)
- II. Approval of minutes for April 24, 2025 meeting (minutes are posted on the website) Bill Love made a motion to approve the minutes. Kevin Carter seconded it. All were in favor.
- III. Bonnie introduced the board members to everyone.
- IV. Treasurer's Report – Kyle gave the report.
  - The checking account balance is \$71,000. Kyle let the homeowners know that it costs between \$7,000 and \$8,000 a month for the normal operating expenses of the neighborhood. That includes things like electricity and lawn care.
  - Kyle mentioned a few larger expenditures that we had this year. We had to replace the fountain at the big lake and that was around \$15,000. The HOA insurance policy was just paid and it was \$4,500. We recently spent \$2,800 to cut and remove 4 trees that fell on our common areas.
  - Kyle let everyone know that we have \$51,000 in our interest-bearing account for an emergency fund. Our goal is to eventually have one year's operating expense in that account to have a cushion, if we have any unforeseen expenses.
  - Kyle let homeowners know we received 100% of our dues from last year.
- V. President's Report – Bonnie gave the report.
  - Bonnie reminded everyone about the procedure for covenant violations and complaints. She let the homeowners know that the complaints we usually get pertain to people parking in the street for extended periods of time, boats and

campers parked in driveways, and larger work trucks/vans parked in driveways overnight. She said we only receive a couple complaints a month and once we receive them, we notify the homeowner to take care of the situation and then we follow up with them.

- Bonnie let homeowners know that at our January meeting we discussed larger projects that are needed to maintain property values. At that meeting and our April general meeting, we discussed the need for the walking trail around the big lake to be repaved. It is made of asphalt and is at least 25 years old. Over time the tree roots have pushed upwards causing cracks and uneven surfaces making it a hazard. Since April, we have gotten bids and done research on the best way to get this done. We have decided to repave the trail with concrete, instead of asphalt. If we have issues in the future, it would be easier to cut out an area of concrete and only fix that specific area. We just need to decide the best way to pay for this large expenditure. Letters were sent to all homeowners at the beginning of the month to inform them that we would be discussing this and to encourage them to attend the meeting to voice their concerns. The letter also included the possibility of a special assessment. This information was posted on Facebook. Bonnie went over the 3 options that the board has proposed.

**Option 1:** HOA pays 33%, special assessment for each homeowner of \$500 due by October 1, 2025. Project starts in October 2025 and is complete by the end of the year (weather permitting).

**Option 2:** HOA pays 66%, special assessment for each homeowner of \$250 due by October 1, 2025. Project starts in October 2025 and is complete by the end of 2026.

**Option 3:** HOA pays 100%. Project starts in October 2025 and is complete by the end of 2027.

There was a lot of discussion on this issue. Matt let everyone know that if we go with option 3 and the money comes directly from annual dues, we will not have any money to complete other capital improvements in the near future. Amy Ruffin mentioned the possibility of trees dying due to the roots being cut to replace the trail. Her opinion was that if we spread this out over 3 years and don't have a special assessment, we won't have any money in the future to take care of the dead trees that may occur. Other things that were brought up and discussed were whether or not the trail is even used and liability issues. The walking trail is used for our neighborhood events like the fishing rodeo and Easter egg hunt, along with all the neighbors who run, walk, and push strollers around the lake. Amy Ruffin said if someone falls on the trail now and decides to take legal action, our insurance policy may deny the claim due to the trail being a hazard. Zack Davis told everyone this was an issue that they talked about in the past when he was on the board. He said no one wants to spend extra money on this, but we are past "kicking the can down the road" and something needs to be done about the trail because it is a hazard. Bonnie let homeowners know she did contact the city to see if this was something they would help fund and the answer was no. Bill Hawkins asked if there was a 4<sup>th</sup> option to table this project for the

time being. Bonnie let him know that the homeowners who have been attending recent meetings have decided this is something that needs to be done and we just need to decide how to pay for it. Michael Kassenoff made a motion to table the replacement of the walking trail and Bill Hawkins seconded it. Bonnie asked for a show of hands to table it or to proceed with the replacement. Proceeding with the replacement had a larger showing of hands. Rachel Epps reminded everyone that Kristi McNeely told us at a previous general meeting that the walking trail is a big selling point for our neighborhood. Kristi confirmed saying that and she also said our HOA dues are lower than most neighborhoods in the area. Stacia Bayzie mentioned that prices aren't going down, so we should go ahead and get the trail done. Brad Gunner made a motion to go ahead and vote on the 3 options presented to get the trail repaved. Constance McVey-Smith seconded it. We passed out one ballot per household in attendance and everyone voted. Ballots were counted while everyone waited. There were 18 votes for Option #1, 5 votes for Option #2 and 9 votes for Option #3. We are going to proceed with repaving the walking trail by having a special assessment of \$500 per household. Details will be sent to homeowners.

- Before the meeting was adjourned, Bonnie reminded everyone of the primary election on August 5, 2025 from 7am to 7pm. It is a primary for the regular special election on November 4, 2025. She stated that our polling precinct is The Well Church next to Lewisburg Volunteer Fire Department. The primary is to decide a republican nominee for the state senate District 1 between Mike McLendon (incumbent) and challenger Jon Stevenson. These elections are due to the court ordered redistricting of the state.

Meeting adjourned at 7:06pm.