

Belmor Lakes Homeowners' Association

General Meeting Minutes

Date: April 24, 2025

Time: 6:00 p.m.

Place: Olive Branch Senior Center

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

Board members absent: Chad Deaton, Kyle Werner, Troy Baxter, Demetria Farewell

Other homeowners present: 8

- I. Call to order – Bonnie called the meeting to order at 6:00 p.m.
- II. Approval of minutes for January 23, 2025 meeting (minutes are posted on the website and Carra had a hard copy)- Angie made a motion to approve. Bonnie seconded it. All were in favor.
- III. Treasurer's Report – Matt gave the report.
 - The checking account balance is \$118,655. The balance in the COD account is \$40,832. We are about to transfer another \$10,000 to the COD account to get closer to the one year's operating expense.
 - Matt let the homeowners know that we just spent around \$15,000 to replace the fountain at the big lake.
- IV. Social Committee Report/ Upcoming Events- Angie gave the report.
 - Angie let everyone know that our Easter Egg Hunt this past Saturday was a success. We had about 35 kids there.
 - Our next family event will be the Fishing Rodeo. The date hasn't been determined, but it will be in May or early June.
 - We are looking into having another adult night at Dan McGuiness for Music Bingo. It may be sometime in June or July.
 - We will be having our annual 4th of July parade. We are also discussing incorporating a block party and/or fireworks. Plans haven't been finalized.
- V. President's Report – Bonnie gave the report.
 - Bonnie let the homeowners know that we got a couple quotes to replace the fountain at the big lake and we decided to go with Aquatic Control. Their price was a little cheaper and they already maintain the water in the lake.

- We have quotes for pavers around the gazebo. The quote is between \$500 and \$800 depending on how much of an area we pave. Bonnie suggested we have a neighborhood Work-Day to lay the pavers, clean up the dead tree limbs and stain the handrails on the bridges. Kristi McNeely asked if we could just get a reasonable landscaper to do the work, instead of having homeowners do it, since everyone is busy. Bonnie said we want to be good stewards of the HOA money and try to save money where we can.
- Bonnie let everyone know that we have a quote to replace the remaining fence sections. There are approximately 72 remaining sections. The quote is for \$62,200 to replace the sections. It will cost an additional \$5,400 to stain those sections and we will only be staining the side facing College. We plan to start this in August or September after storm season. Before some sections are replaced, there are a few homeowners who will need to cut the bushes and tree limbs that are hanging over the fence.
- We also have a quote to replace some of the bushes at the front entrance. It is for \$1,611.
- Bonnie told homeowners that we have talked about other project ideas, i.e., a second fountain at the big lake, electricity at the gazebo, a playground area in the common area, repairing the spillway, and repaving the walking track around the big lake. She suggested putting a survey on Facebook to see what homeowners prefer. Rachel Epps didn't think the survey would be a good idea, since most homeowners don't attend the meetings to hear the treasurer's report and aren't aware of the improvements that need to be done first. Angie said she is completely opposed to having a playground in the neighborhood. We had some discussion about it and most homeowners present agreed that it wasn't the best idea. Brenda Gunner said years ago they talked about putting in a playground and the biggest issue was the parking, so they decided against it.

VI. Questions and Answers –

- Rachel Munns asked what the reason was for putting money into the COD, instead of spending it. Matt told her that we are trying to put one year's operating expenses into that account, so we are prepared if we have any big unforeseen expenses.
- Angie asked the homeowners if they think the roses and other flowers at the front entrance looked bad enough to spend the \$1,611 to replace the roses. Everyone present said they haven't noticed it looking bad, so we will hold off on replacing anything now.
- Bonnie let everyone know that the replacement/repair of front entrance fountain has been tabled since we had to replace the fountain at the big lake.
- Kristy McNeely asked if we had received any complaints about the rental ban amendment. Bonnie told her that we haven't had any complaints, but we have had people tell us they were happy that we got this done.

Meeting adjourned at 6:33 p.m.