

Belmor Lakes Homeowners' Association

General Meeting Minutes

Date: April 25, 2024

Time: 6:00 p.m.

Place: Olive Branch Senior Center

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

Board members absent: Chad Deaton, Kyle Werner, Wally Northam

Other homeowners present: 12

- I. Call to order – Bonnie called the meeting to order at 6:00 p.m.

- II. Approval of minutes for January 30, 2024 meeting – Matt Whitney made a motion to approve. Troy Baxter seconded it. All were in favor.

- III. President's introduction of guest speaker, Alderman David Wallace. Bonnie introduced Mr. Wallace and he talked to the HOA about the growth in Olive Branch and the issues that arise with growth. He told us he has been driving in the neighborhood to assess our streets and we are on the list to get potholes repaired and repaving done. One concern of the homeowners is that people continue to speed in the neighborhood. Mr. Wallace said he will talk to the Olive Branch police to increase police presence to help with this issue in our neighborhood. Mr. Wallace spoke until 7:15 p.m. and then the HOA meeting began.

- IV. Treasurer's Report – Bonnie informed the members of the account balances, since Kyle was absent.
 - The checking account balance is \$107, 202 and the money market account balance is \$19,993.
 - Bonnie went over our expenses since last meeting. The bulk of our expenses have gone toward the fence replacement, landscaping, electricity and insurance.

V. President's Report – Bonnie Delashmit

- Discussed a proposal to move one year's expenses to the emergency/money market account. Kyle is in the process of doing the math and looking into our options. Everyone present was in favor of going ahead and transferring money into the emergency fund to equal a year's expenses and to draw more interest.
- Bonnie let the members know that we have received a quote to have the front entrance brick (\$504.00), back entrance brick (\$504.00) and the gazebo (\$250.00) pressure washed. She said they are individual quotes. Kathy Arnold said the gazebo needs to be pressure washed, especially since we have so many neighborhood events there. Brad Gunner asked if the money spent on pressure washing would take away from the money needed to finish the fence panels and getting them stained. Bonnie told him that we already have the stain and a member has volunteered to do the work. Everyone present was in favor of going ahead and getting all three areas pressure washed.
- Discussed with the members the possibility of adding a twice-yearly newsletter that can be mailed out or just done electronically and posted on the website. We would post event announcements, yard of the month winners, etc. Everyone present was in favor.
- Talked about adding 2 or 3 more picnic tables to the area around the gazebo. It would be nice to have more places for neighbors to sit and eat when the food trucks are in the neighborhood and when we have special events. Matt Whitney priced them at Costco and they are about \$170.00 each. All members present were in favor of purchasing the picnic tables.
- Bonnie let everyone know that we have 39 signatures for the rental ban amendment and we need 100. We discussed different ways to get the remaining signatures.
- Bonnie let the members know that we have discussed, as a board, the need to formalize the approval process for outbuildings and pools. We will establish an application using a

template from the city and add our covenant restrictions. Once we have this application finalized, we will post it on the website. Documentation will be kept in a binder for all future board members to access.

VI. Social Committee Report – Kathy Arnold let us know about the events coming up. She also told members that the Easter egg hunt was a success and we had over 60 people attend.

- Hollie Whitney has secured Southern Taco Bar food truck for Thursday, May 2nd.
- Katie Christides and Kathy Arnold are hosting the Annual Fishing Rodeo. It will be on Saturday, June 1st. Kathy let everyone know that we could use a lot of volunteers to take fish off hooks, weigh and measure fish, etc.

VII. There were no other items for discussion.

Meeting adjourned at 7:49 p.m.