

Belmor Lakes Homeowner's Association

General Meeting Minutes

Date: July 21, 2026

Time: 6:30 p.m.

Place: Olive Branch Senior Center

We were on Facebook live for this meeting.

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

Absent: none

Others present: 16 attended and several others joined in on Facebook live

- I. Call to order- Bonnie called the meeting to order at 6:33pm.
- II. Approval of minutes for the April 23, 2026 meeting. Gary Shellenberger made a motion to approve the minutes. Rachel Munns seconded the motion. All were in favor. Minutes were approved.
- III. President's Report- Bonnie gave an update from the Mayor's Town Hall Advisory Committee meeting. She brought copies of the agenda/notes for everyone to have.
- IV. Treasurer's Report- Kyle Werner gave the report
 - We have \$52,438 in our checking account and \$54,089 in our COD. The COD expired in February, and we renewed it for another 5 months to earn 4% interest.
- V. President's Report- Bonnie gave the report.
 - Perfection Landscape is scheduled to install a new irrigation system this week at both entrances. We needed to get the irrigation system fixed before adding any new plants.
 - We are having an issue with our front pond on Belmor Lakes Drive. The homeowner across from the pond is having standing water in his ditch in the front of his house. The City Public Works department came out and

told him that it is the HOA's responsibility because the pond is leaking. We had 3 different contractors come out and Angie met with 2 of them and they both don't think it is the pond leaking. They both think it is a storm water drainage issue. Lewisburg Water has also come out and checked it and they said it isn't due to a water main leak. Angie contacted MDEQ (Mississippi Department of Environmental Quality) and filed a complaint. We are waiting on their representatives to get a diagnosis to move forward with this problem.

We do know that the fountain hasn't been working, but we are waiting on the issue to be resolved before turning it back on.

- At the big pond, the breaker has tripped several times due to thunderstorms. Bonnie told everyone to let us know if they notice it and we will get it turned back on.
- Due to the above pond problem, we are putting the fence replacement project on hold. We need to find out if the pond issue will be a large, unplanned expense for the HOA.
- The Olive Branch Police Department has been in the neighborhood periodically doing radar checks, but Bonnie did say they have been short on officers so they aren't able to stay here for long periods of time.
- Bonnie reminded everyone with the holidays approaching to try to limit the decorations to only be up 30 days before the holiday and 30 days after the holiday.

VI. Social Committee Report/ Upcoming Events by Kathy Arnold

- Kathy let everyone know that our July 4th/Ribbon Cutting was a success. She said the police officers couldn't be here this year, but it worked out because we were able to walk around the walking trail, since we didn't have any vehicles. She also thanked Mr. Shellenberger for being so gracious to start the parade off each year.
- Kathy asked everyone what they thought about having an adult night out in the fall. She said we have had music bingo and a scavenger hunt in the past. Other suggestions were a block party, bowling, pickleball and TopGolf.
- Our Cookies with Santa will be on Sunday, December 13th at the home of Rodney and Rachel Epps.

VII. Items for Discussion to be brought forward.

- Someone from FB live asked about the stop sign that is still down on the corner of Belmor Crossing and Lakemor Drive. Brenda Murrell said she contacted the city and they told her it was the HOA's responsibility. A few others on FB live also said they contacted the city and they said the same thing. Carra Nowell has contacted the city, but they never told her that. The city had to come out because there is caution tape around it and a temporary sign that sits close to the ground. It is a safety hazard. Carra is going to contact the city again and find out what is going on.
- Brenda Murrell also told everyone that the next Board of Aldermen meeting is going to be at 6pm on August 4th at the City of OB Municipal Court Building. She also posted it on Facebook.
- Bonnie reminded everyone about the midterm elections on November 3rd from 7am-7pm. Our voting place is The Well at Lewisburg and you will need to bring photo ID.
- Rachel Epps mentioned how she has noticed an abundance of geese at the big pond. She said we have invested too much money on the walking trail to have neighbors not be able to enjoy it. We discussed that some people are feeding the ducks and geese, which causes more geese and in turn more poop. We have made numerous posts on Facebook to address this issue. Bonnie let everyone know that it is a violation of our covenants to raise ducks and geese in our neighborhood and if anyone is found to be doing this, they will be fined by the HOA and code enforcement will be called.

Meeting adjourned at 7:19 p.m.