

Bellingrath Commons Homeowners Association, Inc.
A Non-Profit Corporation

Annual Meeting – January 28, 2010

- I. Call to Order at 7:05 PM by President Richard Kobylski
- II. Keystone Partners Report (Management Company)
 - A. Dick introduced Leslie Day-Harrell
 1. The development is running very well with no major issues
- III. Committee Reports
 - A. Secretary's Report – Mike Sheaffer
 1. Explained the new email system being used (Constant Contact)
 2. The HOA have taken over the website and it was explained how to gain access and the documents that are available on the website
 - B. Architectural Report – Al Winegar
 1. Community walk report - No problem at this time
 2. Pressure clean the driveways and sidewalks will be planned for 2010.
 3. Homeowners should contact the Fulton County Tax Department to apply for a lower tax level.
 - C. Treasurer's Report – Glora Williamson
 1. Financials
 - a) The 2009 expense was \$8,000 under budget
 - b) The 2010 association dues will remain at \$199
 - D. Landscaping Report – Jim Mills
 1. Status of Landscaping program - The plan was started in 2006 and we are on schedule. The "Fig Vine" was replanted for the 4th time.
 - E. President's Report
 1. 90% of the homeowners was in support of the water meter lock-down for no-payment of association dues
 2. Board thanks the community residents for their support
- IV. New Business
 - Election of Board of Directors for 2010
 1. The total attending the meeting, plus proxies was 24.
 2. There was no nominations from the floor
 3. A motion was made to accept the slate of officers. It was seconded and passed unanimously
- V. The Community Annual Meeting was adjourned at 7:54 PM