

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

Community Annual Meeting
January 27, 2009
7 PM

- I. President Dick Kobylski called the meeting to order.
- II. Annual Meeting Business Items
 - A. Dick introduced Leslie Day-Harrell of Keystone Partners. Dick explained that we chose Leslie's firm because the service and support was much better than we had received from CCM and for a smaller fee. Leslie gave brief comments about her firm and herself.
 - B. Treasurer's Report – Glora Williamson
 1. Glora reviewed the 2008 financials and stated that we ended the year in the black by 4-5k and we were still able to reduce the monthly fee to \$199.
 - a) Dick reported that we have placed a lien on one unit in community for failure to pay monthly maintenance or assessments.
 - b) Dick also reported that some of the board members met with the county tax assessor and were able to get our taxes lowered from \$1100 to \$100.
 2. Review of 2009 budget
 - a) We reviewed the 2009 budget. Dick explained that Leslie was a big help putting together the budget. Homeowners received a copy. Dick also reported that Jim Mills negotiated with landscaper to hold to the same fees we have paid for the last 2 years.
 - C. Landscaping Report – Jim Mills
 1. Jim summarized the irrigation system changes. We now have state-of-the-art sprinkler heads that will enable us to save money on water.
 2. Jim talked about the water and explained that though we are using less, the rate keeps increasing so we're paying more.
 3. We were able to minimize the tree and shrub replacements for this year
 4. The wisteria eradication program is going well and is fully-funded.
 - E. President's / Board of Directors Report
 1. A copy of this report is also attached on our web site.
 - F. Announce election to fill one vacancy on the board
 1. Michael Sheaffer volunteered to run for the board.
 2. Dick requested nominations from the floor. There were none.
 3. The president called for the election
 4. A motion was made to accept the slated of officers. It was seconded and passed unanimously.
 - G. Dick took questions from the members in attendance. Some items discussed were ant issues, wood trim problems, and sanitation collection. Dick said that most service items would be cheaper if we contracted as a neighborhood instead of receiving individual bills.
 - H. The meeting was adjourned.