

## **Bellingrath Commons Homeowners Association Board Meeting April 23, 2009**

Dick Kobylski called the meeting to order at 7:05 PM at Mike Sheaffer home. The following members were present:

Dick Kobylski  
Al Winegar  
Jim Mills  
Michael Sheaffer

### **I. Secretary's Report – Michael Sheaffer**

- a. Minutes from the Board of Directors Meeting (March 26, 2009) was approved
- b. The current website was discussed and a motion was made to move the domain Name and Hosting of the website under control of the BOD -  
Approved

### **II. Treasurer's Report – Dick Kobylski for Glora Williamson**

- a. Review of monthly financials
  - a. Review of 4/21/2009 meeting with Keystone
    - i. Actual Expense vs 2009 Budget monthly/1<sup>st</sup> Qtr.
    - ii. Analysis of resident assessment payment
    - iii. Status of Unit 22 payment plan
    - iv. Status of Unit 29 outstanding

### **III. Architectural Report – Al Winegar**

- a. Community Walk Report completed – owners are contacting Martucci R&R for Repairs. Of the 25 homes needed repairs, 18 have been completed. Contractor will complete the repairs of the 18 homes on 4/24.
- b. Al was asked to get a list of homes that remain to be repaired.
- c. Mike was asked to post on the website the name and contact information for the contractor (Martucci R&R).

### **IV. Landscaping Report – Jim Mills**

- a. Community is looking good with no major problems
- b. Spring Flower Planting was completed
- c. Spring Pine Straw was completed

### **V. President's Report – Dick Kobylski**

- a. Amendment Change (Water Shut Off) has not been recorded at Fulton County.

## **VI. Old Business**

- a. A motion was made to change the Architectural Control and Restrictions, by adding line #8 – Storm Door specification to II. Architectural Standards, A. Exterior of townhomes. The specification will be a white framed, full view, clear glass storm door. – Approved
- b. Secretary was instructed to contact Keystone to make the changes to the Architectural Control and Restrictions document.
- c. A "15 MPH Speed Limit Sign" has been ordered for the community.

## **VII. New Business**

- a. Jim presented the board with a letter from Clark Irrigation Design & Consulting. They would provide a feasibility study to harvest rainwater that can be used for irrigation system. The BOD agreed that Mr. Clark could make a presentation at the next BOD meeting on June 24<sup>th</sup>
- b. The BOD discussed rules for owner's that have renters. - Approved
  - a. The homeowner will:
    - i. Provide the Secretary-
      - 1. Names of the renters
      - 2. Contact information for renters (email and telephone numbers).
      - 3. Emergency contacts (telephone numbers)
      - 4. Term of the Rental Lease
      - 5. Address and contact information (email and telephone numbers) for the owner
    - b. Keystone to mail to the renters:
      - i. Architectural Control and Restrictions document
      - ii. Declaration of Covenants and Restrictions document

## **VIII. Adjournment**

**Meeting was Adjourned at 8:15 PM**

***Next Meeting on Wednesday, June 24 at 7PM – No location was announced***