

Bellingrath Commons Homeowners Association Board Meeting March 23, 2009

Dick Kobylski called the meeting to order at 7:00 at Jim Mills home. The following members were present:

Dick Kobylski
Al Winegar
Jim Mills
Glora Williamson
Michael Sheaffer

I. Secretary's Report – Michael Sheaffer

- a. Minutes from the Annual Meeting (January 27, 2009) was approved
- b. Minutes from the Board of Directors Meeting (February 4, 2009) was approved

II. Treasurer's Report – Glora Williamson

- a. Review of monthly financials
- b. Review of Unit 22 Payment Plan - \$268 per month (April – December 2009)
- c. Review of Unit 29 Outstanding Assessments and Fines

III. Architectural Report – Al Winegar

- a. Community Walk Report completed – owners are contacting Martucci R&R for Repairs

IV. Landscaping Report – Jim Mills

- a. Status of Spring Landscaping Program was discussed
- b. Letter to be sent to homeowners about Irrigation Start-Up
- c. Letter to be sent to homeowners about Spring Flower Planting

V. President's Report – Dick Kobylski

- a. Amendment Change (Water Shut Off) has been approved by the homeowners and documents have been forwarded to our attorney

VI. Old Business

None

VII. New Business

- a. Request Keystone to be a part of our April Board Meeting
- b. Glora & Al will communicate with Keystone to confirm:
 - All resident assessment payments for 2009 (some paid in 2008) will be properly credited to receipts for 2009
 - Specify the minimum reports to be a part of the financial reporting system monthly:
 - * Monthly account balances (operating & reserve accounts)
 - * Monthly Balance sheets
 - * Monthly statement of Actual Bills and comparison report to 2009
 - Monthly budget
 - * Monthly receivable lists from residents
- c. Jim will outline anticipated landscaping and recommended irrigation upgrading items
- d. Al & Mike to draft a reminder notice to the residents that there are three (3) types of white framed storm doors allowed in the community, and residents are requested to submit a request to the Architectural VP for approval to install such items before installation.
- e. Mike to check on the scope of work for our website
- f. Jim to check on a "15 MPH Speed Limit Sign" for our community

VIII. Adjournment

Meeting was Adjourned at 8:12 PM

Next Meeting on Thursday, April 23 at 7PM – Mike Sheaffer Home (Unit 2)