

BELLE RIVE HOA MEETING MINUTES  
OCTOBER 28, 2018

Brad Cothran, President, called the Belle Rive Homeowner's Association meeting to order at Raj and Lee Patnaik's Home, 6017 Martingale Lane on Sunday, October, 28, 2018. Attendees included the following families: Cothran, Bonora, Lesch, Oliver, Rogers, McAleer, Walker, Schmitter & Eckelkamp, Goita, Follis, Nance, Miller, Sumner, Chamblee, McDavitt, Patnaik, Bauchiero, Nance, Milam. Holtkamp arrived after the meeting. Brad had everyone introduce themselves.

Brad thanked Lee and Raj Patnaik for hosting the Chili Cook-Off and HOA Meeting as well as the social committee Lee Patnaik, Bonnie Nance, and Jessie Bauchiero. Brad provided a packet for the meeting which included the officers for the HOA, agenda for meeting, Balance Sheet review, Profit & Loss Budget vs. Actual – Nov '17 – Oct '18, Profit & Loss Budget Overview – Nov '18 – Oct '19, Maintenance and Capital Needs, and Bell Rive Social Events. The present board agreed to stay on another year:

President: Brad Cothran

Vice President: Brandon Oliver

Treasurer: Brian Chamblee

Secretary: Linda McDavitt

Member –at-Large: Russ Follis

Social Chair: Jessie Bauchiero, Lee Patnaik, Bonnie Nance

The minutes from previous HOA meeting were read by Linda McDavitt, Secretary. They were approved as read.

Brian Chamblee, Treasurer, presented the treasurer's report. All dues had been collected. He reviewed the HOA finances and a capital plan.

Brad mentioned that we are in a transition between landscaping companies. The new contract should begin in February, 2019. The company we had been using charged \$500 a month to maintain the center island, beds on wing walls, strip of grass on Granny White Pike, and the strips with Bradford Pear trees. He said the walls had been pressure washed this year. There continues to be an existing

problem with the wing walls as they keep getting hit. Also the Bradford Pears will need to be trimmed and/or replaced.

Brian said that it cost over \$1,879 for repairs to brick addition, irrigation system, and water. We presently have a surplus of \$1396.97. He suggested that the HOA be proactive about routine maintenance and capital needs for any repairs. A full capital plan that included reserves for future projects was presented to the homeowners as follows:

<b>Routine Maintenance (as needed)</b>			
<b>Project</b>	<b>Description</b>		<b>Total Cost</b>
Street Signs & Post	Paint and repair signs as needed (every 4 to 5 years)		\$ 2,000
Bradford Pears	Trim Bradford Pears to prevent splitting (every 2 years)		\$ 1,500
Cleaning/Power Washing	Regularly clean/power wash brick on front entrance (every 2 years)		\$ 300
	<b>Total Cost</b>		<b>\$ 3,800</b>
<b>Potential Projects</b>			
<b>Project</b>	<b>Description</b>		
Street Post	Replace 3 post with decorative post (thought to be \$1.8k per post)		\$ 5,400
Sidewalk	Work with city on creating sidewalk (cost to re-do center island)		\$ 10,000
Irrigation for turf	4 potential zones (\$750 per Zone)		\$ 3,000
Adjust Lighting	Adjust and add lighting (\$200 to \$300 per fixture)		\$ 2,000
New Trees	Remove and replace Bradford Pears with new healthy trees		\$ 8,000
	<b>Total Cost</b>		<b>\$ 28,400</b>

<b>Catastrophic Events (self-insured)</b>		
<b>Project</b>	<b>Description</b>	<b>Total Cost</b>
Replanting	Replace all plants at entrance and center island	\$ 10,000
Replace Wing Wall	Replacement cost if wall was significantly damaged	\$ 15,000
Replace Front Wall	Replacement cost if wall was significantly damaged	\$ 7,500
Mechanical	Lighting and irrigation	\$ 10,000
	<b>Total Cost</b>	<b>\$ 42,500</b>

Brian presented a proposed budget for the 2018-19 year.

Russ Follis suggested that the HOA needs to build up a reserve to be self-insured. Last year, he said there was only enough money to maintain the front entrance. The HOA needs additional money to repair or make changes to brick work and trees. He suggested that we increase dues by \$50 this year 2018-19 and look at the next two years. Increase dues by \$50 in 2019-2020 and \$25 in 2020-21 to bring dues up to \$300 in the 2020-21 year. If the City of Brentwood had not made the necessary repairs for electric and water at front entrance, the cost would have been our entire budget for the year.

Ben Seckman mentioned we should reach out to other neighborhoods to help with the cost of front entrance. Brad said we were in the process of developing relationships with the other neighborhoods.

Gail Goita suggested that build a reserve into our budget and have it be a separate line item.

Brad mentioned that it would be good to have a security system to help with any damage to front entrance. At present, HOA has no extra money to even look into a system. Hopefully our dues will move from \$175 to \$300 over the next three years. Ivonne Sumner agreed that it would be nice to have security cameras.

Russ Follis said the City of Brentwood has been very supportive of helping cars and buses to avoid hitting the brick wall by adding a white line for the turn.

Bob Milam made a motion that the HOA dues be increased by \$50 this year, \$50 next year, and \$25 the following year to bring dues up to \$300 in 2020-2021 year. Gail Goita seconded the motion. Motion was passed.

Brandon Oliver said that he was attempting to update the directory and for members to look at the plat map and directory to correct/add information.

Brandon explained Bike Walk Brentwood. This activity is being looked at by the City of Brentwood. At present, the City of Brentwood is working on a new bike path that will run from Tractor Supply to Del Frisco's. They are also looking at a sidewalk that would go on wing wall or possibly a bridge behind the wall.

Brad Cothran and Jessie Bauchiero went to a meeting at City of Brentwood. There is a plan to set up an additional meeting with the city to look into options on how to add a sidewalk and the cost the city would cover vs the cost to the HOA. We will need to bring in other neighbors in Belle Rive I, II, and Highlands once options are understood. Ben Seckman suggested that we get a buy in from other neighborhoods for Bike Walk Brentwood. Brandon will lead a team to meet again with Kirk Bednar, City Manager, and bring recommendations back to the executive committee and HOA.

Brandon added that the lanes are narrow and everything needs to be ADA compliant.

Brad asked if there were any additional questions.

Jim Lesch wanted to thank the board for putting up the American flags for Memorial Day.

Lee Patnaik said the Social Committee has a plan for more activities this year.

November 5 – Belle Rive guys Night Monday Night Football Watch party

December 13 – Ladies Christmas Ornament Exchange

August 10, 2019 – Belle Rive End of Summer Block Party

Social Outings with Belle Rive II and Highlands

Jessie Bauchiero met with Belle Rive II to see what social outings and activities they had. She suggested that we have a Face Book page for Belle Rive I, II, & Highlands. The Social Committee will be preparing Welcome Baskets for new residents.

New Business:

Ben Seckman made a motion that Board investigate security cameras for front entrance. Raj Patnaik seconded the motion. Motion was approved.

Bob Milam made a motion that we have a new resident fee when someone moves into Belle Rive I. Rob Patnaik seconded the motion. Motion was approved. Board will need to investigate how this can be done.

Bob Milam suggested that board look into having Belle Glen become a part of our association. Rob Nance suggested that board look into putting in a flashing speed control sign on Belle Rive Drive.

Jim Lesch said to remind people to pick up “droppings” from their dogs.

The meeting was adjourned for Chili Cook-Off.

Linda McDavitt  
Secretary