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**BELLE RIVE HOMEOWNERS ASSOCIATION ANNUAL
MEETING MINUTES
NOVEMBER 1, 2014**

Treasurer Ric Fridge called to order the 2014 Belle Rive Subdivision Annual Meeting at 3:15 PM on Saturday, November 1, 2014, with a small group of twelve families present. Many thanks to Ric and Cathy Fridge for hosting the Annual Meeting FOR THE FIFTH CONSECUTIVE YEAR!!!!!!

MAJOR ISSUE: BOARD POSITIONS AND HOMEOWNER DUES

The majority of the meeting was spent in discussion about the current situation of the Subdivision Board of Directors and the impact of this situation on the dues for next (and possibly) future years. There are 5 positions on the Belle Rive Board but the Board has been functioning for the past 3 years with only 3 of these 5 positions filled. Raj Patniak, Ric Fridge, and Tanya Capling have served the board and our subdivision very well, but all three of these individuals will now be leaving the board. Only one homeowner, Eric Krodel, has volunteered to serve on the Board for 2014 – 2015. Special Kudos to Eric for his willingness to step up at this time!!! For those not familiar with the Belle Rive Board of Directors, the five positions are: President, Vice President, Secretary, Treasurer, and Director at Large.

Ric outlined what this situation means to Belle Rive: Unless additional subdivision residents will volunteer to serve on the Board, some or most of the Board tasks will need to be ‘Contracted or Outsourced’ to an outside Management Firm, and that will most likely increase the Household Annual Dues from the current \$ 125 per year to at least \$175 per year.

There was LOTS of discussion on this issue and the overwhelming consensus was that it is a much better situation for Belle Rive to keep all the tasks and management WITHIN THE SUBDIVISION (rather than an outside management firm), and even if a Management Firm would be hired, there still needs to be a Belle Rive Board that oversees the outside firm, and in addition, there are some tasks that an outside firm just could not do.

It was noted that since 2009, 22 homes in Belle Rive (30 per cent of our subdivision) have changed hands but only one individual from this group of 44 adults (Raj Patnaik, Thank you, Raj!!) has stepped up to serve on the Board. It is essential that others from this group of ‘new’ homeowners take their turn and serve on the Board.

Summary

Ric Fridge and Eric Krodel will be reviewing this overall situation over the next couple weeks and in the meantime hope that some additional volunteers will come forward. At the end of this time, they will suggest an action plan for the homeowners to pursue an outside firm or not and also to set dues at \$ 125 per year or \$ 175 per year.

IF YOU ARE WILLING TO SERVE ON THE BELLE RIVE BOARD OF DIRECTORS FOR 2014 – 2015, CONTACT ERIC KRODEL AT eric.krodel@att.net or RIC FRIDGE AT rfridge@aol.com. NOT LATER THAN NOV 21.

FINANCE AND DUES

Ric Fridge presented a summary finance report from the past year (Nov 1, 2013 - Oct 31, 2014). All 100 per cent of Belle Rive Homeowners paid their dues for the 14th consecutive year. Yes!! Great Job Everyone!!! Total expenditures for the past year were \$10,151 and the subdivision has \$9,970 beginning year cash in the bank.

Ric presented a proposed budget for next year of \$9,500 and suggested dues remain at \$125 per household unless some of the Board Tasks must be outsourced and then dues would be \$175 per household.

CHRISTMAS DECORATIONS AND LUMINAIRIES

There was good feedback on the Christmas Decorations at the Front Entrance last year and all wanted to see the same decorations again this year.

In spite of being “Rained Out” the past couple years, there was strong support for Belle Rive to participate in the Brentwood Luminaries to be held Saturday, December 13, and it was noted that is a really great event for the children (and adults) in our neighborhood. Ric recommend a plan like previous years where Luminaries are placed only around the Front Entrance and in front of only the homes down Belle Rive Drive. Ric noted it takes a minimum of 25 family representatives for a successful event as each family unit would be responsible for filling and setting out the bags and candles for one of the lots on Belle Rive Drive.

IF YOU WOULD LIKE TO HELP WITH LUMINARIES ON SAT, DEC 13 (FILL AND SET OUT BAGS IN AM, LIGHT AT DUSK) PLEASE CONTACT ERIC KRODEL AT eric.kordel@att.net. AT LEAST 25 VOLUNTEERS TO ASSIST ARE NEEDED (NAMES REQD NOT LATER THAN NOV 21) FOR THE LUMINARIES PLAN TO PROCEED AND SUPPLIES TO BE ORDERED.

SOCIAL CHAIRMAN

Dawn Kincaid and Lee Patnaik volunteered to organize social events for the subdivision this coming year. Special Thanks to them both as there has not been a Social Chairperson in the subdivision for the past several years. (Note: Although Social Chairperson is very important to the subdivision, it is not a Board of Directors Position)

WELCOME BASKETS

Laurel Krodel volunteered to restart the Welcome Basket Program for new residents moving into the subdivision. This is also an excellent way of obtaining family data for the new residents and be sure the subdivision has their proper email and phone info.

FRONT ENTRANCE AND IRRIGATION SYSTEM

The contactors installing the new water line have broken the electrical breakers that send power to the Front Entrance Lights and Irrigation System, The City has been contacted and repairs will be done soon at the contractor's expense.

Since there is a substantial balance of funds in the Subdivision Treasury, the possibility is being explored of replacing the current irrigation system (which was installed quite a number of years ago and does have a lot of maintenance cost) with a new system with an extended warranty.

Suggestions

The Rose Bush on the north wing-wall is blocking visibility of traffic moving southbound on Granny White Pike for vehicles turning south onto Granny White Pike from Belle Rive Drive. The Rosebush needs to be trimmed back substantially.

The Bradford Pear Tress at the Front Entrance should be trimmed again in an effort to prolong their life. The biggest tree directly behind the Center Island Sign must be trimmed in the near future in order to prevent the big limb to the east from breaking off and causing damage to the sign or possibly falling across and blocking the Belle Rive Drive westbound lane.

The three Belle Rive Limestone Signs should be professionally cleaned and the letters repainted.

Decorative caps (two flat caps on each column) should be added to each of the two brick sign supports for the sign support in the center island. These caps would be a big appearance improvement to the Front Entrance.

Overall Front Entrance Feedback

The flowers at the entrance had looked very good this season.

There were several comments that that Front Entrance should receive a complete renovation, possibly with everything redone except perhaps the signs. There was a suggestion that photos be taken of the Front Entrances of other subdivisions that look superior to ours and also possibly contact three different firms for proposals on a new entrance. Such a project, it was noted, would likely take a special assessment from all homeowners.

OTHER FEEDBACK AND SUGGESTIONS PRESENTED AT THE MEETING

The following items need to be addressed in the subdivision. All of these items involve the City of Brentwood which several residents felt was not being receptive to requests for repairs to be made. It was suggested that one Board Member or 'designated representative' from our subdivision 'champion' these requests to the city and be sure more emphasis is placed on the requests.

Resolve the standing water in curb in front of 405 Abbey Court

Repair the rough street in front of 402 Abbey Court

Repair the sinking storm sewer gate at Belle Rive Drive and Martingale Ln

Repair the broken curb at the northwest corner of Belle Rive Drive and Granny White Pike

Repair the badly irregular street in front of 503 Abbey Drive

OTHER SUGGESTIONS

The Belle Rive Website is well designed but the homeowner data in it is painfully out of date and needs to be updated. There is currently no way of obtaining an accurate list of all the subdivision residents. Some homeowners are not even aware there is a Belle Rive Website.

The new program 'Next Door.com' which includes other subdivisions in our area has been well received but not all residents are using it. It was not intended to be a substitute for the Belle Rive Website.

It is essential that Family Data (especially email addresses) are obtained from new homeowners as soon as they move into the subdivision and that the Board is 100 per cent certain that it can distribute a message to EVERY family in the subdivision instantly in case of a crisis or emergency.

It would be great to do a quick 'Census' of the entire Subdivision to be sure all Homeowner Family Data is up to date and accurate, especially since there have been six new families to our subdivision since last year's Annual Meeting.

The forwarding of Bentwood Police and Safety Reports to all homeowners that used to be done by the Board Secretary should be reinstated.

The Subdivision Board should be providing homeowners periodic updates about the progress of the new water line installation.

MEETING ADJOURNMENT AND DINNER

The meeting was adjourned at 4:20 PM and dinner (paid for from the subdivision treasury) was Baja Burrito's and was terrific.

Respectfully submitted.

Jim Lesch, Acting Secretary for the Annual Meeting