

**BELLE RIVE HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES**  
**SUNDAY, OCTOBER 30, 2011**

The 2011 Belle Rive Subdivision Annual Meeting and Chili Cook-off were a great success with more than 60 adults and children attending.. Many thanks to Ric and Cathy Fridge who hosted the event and who arranged for the inflatable ‘bouncing house’ for the kids.

President Rebecca Holmes called the meeting to order and the minutes from last year’s annual meeting were presented and approved.

Families new to the subdivision in the past year were introduced:

Omar and Tara Hamada	6001 Belle Rive Drive
Kenneth and Lori Boster	506 Abbey Drive
Russell and Laura Holman	6015 Moss Rose Court

Subdivision Accomplishments over the past year were presented (and attached or included with these minutes). Thanks to the many homeowners who assisted making these possible.

**LUMINARIES**

The group strongly favored participation with other Brentwood Subdivisions in the Annual Luminaries on Saturday, December 10. Luminaries will be placed around the front entrance and down Belle Rive Drive, with bag filling and placement tentatively planned for 10 – 12 AM on Saturday, December 10 at Kyle and Rebecca Holmes, 406 Abbey Court. Twenty-two volunteers are needed to come and get enough luminaries to cover one ‘homeowner yard’ each on Belle Rive Drive (to include lighting and cleanup) and the Holmes will do the front entrance. There were some volunteers at the meeting but more are required, so contact Rebecca Holmes if you can help.

**FINANCE / DUES**

Treasurer Ric Fridge presented the Finance Report from the past year. Subdivision expenses thru October were \$5510, which is very favorable as there were not a lot of unexpected expenses this past year. The current treasury balance is \$8711. Ric presented a Budget for 2011–2012 year and noted the Subdivision Board recommended that the dues remain the same as last year.

It was approved unanimously to keep the dues at \$ 150 per household for next year.

NOTE: Because the current Subdivision Treasury has a healthy surplus, both Ric and Rebecca reminded all homeowners that if there is a subdivision project or issue that requires expenditures, the request needs to be communicated in writing to any board member for consideration.

**SUBDIVISION BOARD OFFICERS FOR 2011 – 2012**

Rebecca introduced all the current Subdivision Board Members and they received a big ‘Thank You’ from those attending for their work this past year and especially since they all agreed to serve again for 2011 – 2012. They were elected unanimously.

President	Rebecca Holmes
Vice President	Tanya Capeling
Treasurer	Ric Fridge
Secretary	Janelle Waggener
Member at Large	Angie Clawson

## **SOCIAL CHAIRMAN**

There were no volunteers to assume the Social Chair Position. If someone is interested in serving in this position, please contact one of the above Board Members.

## **OTHER BUSINESS**

### **BELLE RIVE WEBSITE / UPDATED DIRECTORY**

Secretary Janelle Waggener presented the following about the Belle Rive Website, which is in process of being re-activated and updated and is almost ready to go:

- It will be password protected and updates can only be made by certain (likely only 3) individuals.
- It will include all the data now in the 'Notebook Copy' (names, addresses, emails, phone numbers, Covenants, Bylaws, etc).
- The Bylaws and Covenant Sections will be 'Open' so realtors could access them, but the personal data would be 'Closed' to all but subdivision residents
- It will start out with only one email receiver per household
- It will have a 'Message Board' telling of 'upcoming events' or where local school events could be posted.
- It could have a section showing 'Recommended Tradesmen' that have done good work in our subdivision.
- It will have a section that would list 'Jobs that youth in our neighborhood are doing '

Janelle indicated that homeowner Jack Massari has been much help in supporting this website update.

### **NEIGHBORHOOD WATCH / NEIGHBORHOOD SECURITY**

Secretary Janelle Waggener noted that there have been several break-ins recently in the subdivision next to ours (Belle Rive II) and that there was just recently an attempted break-in right here in our Belle Rive Subdivision. It is imperative that everyone watch out for their neighbors, keep all house and garage doors closed and locked, and also watch for anything that is of suspicious nature, such as unusual personnel or vehicles in the area.

Our subdivision will likely be joining with Belle Rive II and Belle Rive Highlands in a Neighborhood Watch Program

### **PEDESTRIAN AND BIKE SAFETY AT THE FRONT ENTRANCE**

A question was raised about the status of improving the pedestrian and bike safety at the front entrance. Committee Chair Tanya Capeling indicated that communication and action with the City of Brentwood had stalled but that the issue is still a major concern in our subdivision.

It was suggested that our subdivision contact and possible join the other subdivisions west on Belle Rive Drive for their possible input / suggestions on this item. It was also suggested to reactivate the subdivision committee on this issue and to contact our Brentwood City Council Members to assist if needed.

### **PODS AND TEMPORARY STORAGE UNITS**

There was lots of discussion on PODS and temporary storage units being used in our subdivision with numerous concerns that they are placed and left in homeowners driveways for much too long a time period, sometimes as much as 6 months or more. Although there were many noted benefits to the use of these temporary storage units,

especially during a major remodeling project, the consensus was that they should be picked up and returned to the company storage location if they need to be used by the homeowner for more than a short period of time.

The Subdivision Board recommended an addition to the Belle Rive Bylaws stating that: ‘a homeowner, when necessary, may use Temporary Storage Units; however they may only remain for a maximum of 2 months. If construction requires that the temporary storage unit remains longer than 2 months, the homeowner may be required to provide the HOA Board a timetable for construction and removal’. It was moved this be adopted and it passed overwhelmingly.

## **OTHER BUSINESS ITEMS AND FEEDBACK**

### ***New Subdivision Map and Email List***

The Board distributed an updated subdivision map and an updated list of all available homeowners’ emails. These are included with these minutes for those unable to attend the meeting.

### ***Front Entrance Feedback***

The front entrance is a very harsh environment for plants with all the summer heat and especially all the exhaust from cars waiting at the light. If you have any suggestions for improvement or types of flowers, please contact President Rebecca Holmes.

### ***Misc Suggestions***

The right turn lane at the Front Entrance will not activate the traffic signal even after a long long wait. This needs to be addressed by the city.

It was suggested that more “Slow!! Children at Play” signs are added to our subdivision and that they be installed on nice decorative poles.

### ***Contractor Signs in Yards***

A reminder was made that Belle Rive Homeowner Covenants DO NOT allow ANY contractor signs to be placed in your yard at any time. The ONLY signs allowed are ‘For Sale’ Signs and political signs prior to an election. If you have any sign in you yard that a contractor has placed there, please ask them to remove it immediately.

## **ADJOURNMENT**

Meeting was adjourned and everyone enjoyed sampling the many different delicious flavors of chili with the one made by Kyle Holmes voted the favorite by those attending.

Respectfully Submitted,

Janelle Waggener  
Secretary