

BELLE RIVE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 8, 2015

Treasurer Ric Fridge called to order the Belle Rive Subdivision Annual Meeting at 4:15 PM on Sunday, November 8, 2015 with nine families present. Many thanks to Tanya and Curtis Capeling for hosting the meeting at their home.

FINANCE AND DUES

Ric Fridge presented a summary finance report from the past year (Nov 1, 2014 – Oct 31, 2015). All Belle Rive Homeowners paid their dues for the 15th consecutive year. Yes!! Great Job Everyone!!! Total income was \$11,400 for the past year and expenses were \$15,733 and the subdivision is starting this fiscal year with \$5687 in the bank account. 2014 – 2015 expenses were more than budgeted due to: trimming of the nine Bradford pear trees at the front entrance, removal of the large Bradford pear tree on the center island, and replacing all valves and heads on the irrigation system. Ric indicated that the component replacements on the Irrigation System was a good decision, as this years system maintenance costs were substantially less than each of the previous three years using the old components

There was a lot of good discussion about the dues amount for next year. Most members expressed disappointment in the front entrance landscaping and front entrance holiday lighting this past year (See Separate Items Below) and discussion focused on the impact on dues for improvement in both of these areas this coming year. The membership voted to set the subdivision dues for 2015 – 2016 at \$175 per household.

HOLIDAY DECORATIONS

Members felt strongly that decorating the entrance for the holiday season should definitely continue but were not happy with the quality and amount of the decorations in 2014. Tanya Capeling reported that she had received quotes from other firms as well as the one who did the decorations in 2014 and the group recommended she continue to work only with the new firms and attempt to keep the costs in the \$2000 range for 2015.

LUMINARIES

The City of Brentwood annual luminaries will be displayed this year on Dec 12 (the second Saturday in December). A majority vote supported Belle Rive participating and putting out the luminaries. The luminaries will be placed only on Belle Rive Drive and around the Front Entrance. Volunteers are needed to make luminaries a success (fill and set out bags, most likely Saturday morning, light the candles in the evening and then pick up and dispose of the bags on Sunday). It is great fun for all and the subdivision is beautiful.

NOTE: Tanya Capeling and Susan Miller agreed to coordinate the luminaries for our subdivision (if sufficient volunteers agree to assist), possibly combining them with some kind of social event that same night. Please contact Tanya or Susan if you are willing to help and watch your email for further information.

FRONT ENTRANCE LANDSCAPING

The main discussion item at the meeting was the strong feeling of everyone present that the front entrance maintenance had been extremely poor in 2015, sometimes with weeds absolutely out of control, shrubs not trimmed, and overall appearance very poor. There was unified consensus that the current contractor not be used for 2015 – 2016. Tanya Capeling had already contacted a couple other landscaping firms about plans and costs for next year, concentrating first on getting the fall flowers in place. Kudos to Tanya for all her work in this area and there was a relief from the group that next year will see a major improvement in the front entrance landscaping appearance.

FRONT ENTRANCE: OTHER FEEDBACK AND SUGGESTIONS

There were several comments that the front entrance could benefit from a significant renovation, possibly with everything redone except 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 different firms for proposals on a different or new entrance. No assignments were made for this work. Comments were made that such a project would definitely be expensive, would require a large special assessment, and probably not result in a significant increase in property values.

Jim Lesch and Tanya Capeling presented proposals for improvements to the existing front entrance, but no decision was made to take action at this time for budgetary reasons. Proposals included:

- Adding decoration caps (two flat caps on each column) to each of the two brick sign supports for the center island was suggested. These caps would be an improvement to the appearance of the front entrance and were estimated to cost \$1200.
- Professionally clean the limestone signs and repaint the Belle Rive lettering and possibly paint the brick.
- Add a flagpole, US Flag and associated lighting in the location behind the center island sign, where the big Bradford pear tree used to be.

ELECTION OF OFFICERS

The following officers were elected for the 2015 – 2016 Year

President	Tanya Capeling
Vice President	Brandon Oliver
Treasurer	Ric Fridge
Secretary	Linda McDavitt
Member at Large	Jack Massari

Thanks to all those who are volunteering their time to serve our great subdivision

SOCIAL EVENTS AND CHAIRMAN

Even though there was no official Social Chair designated at the meeting, several ideas were proposed, including a possible holiday gathering on luminary night or otherwise over Christmas and also a possible progressive dinner, with the hosts being a number of the homes in the neighborhood have been recently remodeled. The decision on what to do was left with Tanya Capeling and Susan Miller.

OTHER MISC NOTES

Homeowners walking their dogs need to be courteous and pick up their 'dog droppings' from the yards of other residents lawns.

An additional streetlight is requested at the corner of Abby Drive and Martingale Lane.

The meeting was adjourned at 5:30 PM

Respectfully Submitted

Jim Lesch, Acting Secretary for the Annual Meeting