

BELLE RIVE HOA MEETING MINUES

OCTOBER 29, 2017

Russ Follis, President, called the Homeowner's Association meeting to order at Raj and Lee Patnaik's home, 6017 Martingale Lane on Sunday, October 29, 2017 at 5:00 p.m. Attendees included the following families: Chamblee, Cothran, Deane, Duncavage, Follis, Fridge, Gortia, Kordel, Lesch, Mathews, McAleer, McDavitt, Milam, Nance, Oliver, Patnaik, Seckman, Sumner. Holtkamp arrived after the meeting.

Russ thanked Lee and Raj for hosting the Chili Cook-Off and HOA Meeting. He had everyone say their name and where they lived in Belle Rive.

Russ presented each family with an agenda of the meeting

Finance Treasurer, Ric Fridge gave each person a copy of the Profit & Loss Budget Vs. Actual for the year November 2016 through October 2017. We had income of \$78.23 with an ending cash balance of \$8,662.50. He also passed out a copy of the Profit & Loss Budget for the 2017-2018 year. He recommended that dues remain the same at \$175 for the next year with no special assessment as there are no special projects pending.

Front Entrance

Russ explained that the City of Brentwood provided power to the island at the front entrance which helped with expenses. The irrigation system was in better shape than anticipated. A truck hit one of the wing walls for a cost of \$6,000. The company responsible for damage paid for the repair. The money from the special assessment was used to make repairs to lighting, irrigation system, and electrical work as well as landscape the front entrance. Landscaping and lawn care for the front entrance should be about \$7,155 for the 2017-2018 year.

Street Signs

Russ announced that some of money from special assessment was used to paint and upgrade the signs in Belle Rive. At the moment, we were unable to paint the street name signs. City of Brentwood has a new regulation for street signs. They must meet codes. Signs have to be larger and reflective. At present, the president is working on getting our current signs grandfathered.

Jim Lesch presented a drawing for caps on the center island sign column. Cost is about \$2,000 a column.

Dorothy Lesch notified board that a plant was dead in the center island.

Kate McAleer suggested that Belle Rive should be more walkable--i.e. have sidewalks on Belle Rive Drive

Russ informed those in attendance that to do a cross walk, adjustments would have to be made to the wing wall. Belle Rive Drive is unable to have speed bumps because it is a regional collector street. Russ has spoken with Mike Harris, City of Brentwood. Mike said the city would have to do a study as well as talk to police to increase enforcement on Belle Rive Drive.

Ben Seckman moved that the board look into a pedestrian crossing a Granny White Pike and Belle Rive. He suggested having a bridge or crossing behind the island. Raj Patnaik seconded the motion..

Raj moved that Si Deane take over Belle Rive web site since Jack Massari (operator of web site) was moving. He suggested making the site more user friendly. Nicolas Sumner seconded the motion.

Dorothy Lesch suggested that a copy of the covenants for Belle Rive be put on web site. Russ said the covenants were already on the site.

Eric Kordel moved that we identify new residents as they move into the neighborhood. He volunteered to do this. Kate McAleer seconded the motion.

Holiday Decorations Russ announced that estimates for Christmas decorations had been from \$1,000 to \$1,500. This included lighted garland on center island and lights in the Crepe Myrtles in the center. We have \$2,000 budgeted for Christmas decorations. This amount quoted is just for rental, putting up, and taking down decorations. Subdivision will not own any of the decorations.

Street Light Update Last year it was recommended that more street lights be put in subdivision. When Russ contacted the city, he was told there are certain guidelines and regulations that must be followed. There must be more than 300 feet between lights. The only address that met the criteria was 6102 Belle Rive Drive. Jim Lesch mentioned that neighbors in the vicinity had to sign off on any additional lights.

Election of Officers Russ presented the following slate of officers to serve for the 2017-2018 year:

President: Brad Cothern

Vice President: Bandon Oliver

Treasurer: Brian Chamblee

Secretary: Linda McDavitt

Member at Large: Russ Follis

Social Committee: Lee Patnaik, Jessie Bauchiero, and Bonnie Nance.

All were unanimously accepted.

New Business Jim Lesch mentioned that 20% to 25% of neighborhood has changed hands. He said that there are a set of covenants that should be followed when doing any additions, etc. to home. The homeowner is to send plans to board and have them reviewed.

The meeting was adjourned to patio for Chili Cook-Off.

Linda McDavitt

Secretary