

Belcorte Homeowner's Association
P.O. Box 17052, Tucson, AZ 85731-7052
Phone (520) 298-2146 Fax (520) 298-6334

BELCORTE HOMEOWNERS' ASSOCIATION ANNUAL MEETING
JANUARY 09, 2007

Bruce Flanagan called the meeting to order at 7:04 p.m. at East Side City Hall. Board members present were Bruce Flanagan, Alice Kichlu, Joe Grimm, Carol Kerchenfaut and Ralph Minor. Carol Keyser of Pinehurst Properties and eleven residents were also present.

Ralph Minor announced that long time Belcorte resident Donald Wetzel, of 7919 E. 3rd St, died in December 2006. He asked that the meeting be dedicated to Mr. Wetzel.

Opening Remarks Board president Bruce Flanagan discussed some of the accomplishments of 2006:

1. Post lamps in the Common areas were painted and glass panels replaced.
2. Landscaping: Eleven dead and/or problems trees were removed. Three new trees were planted in 2006; this is in addition to the over 40 trees planted over the past several years.
3. Irrigation system: three sections of irrigation lines were replaced.
4. Irrigation system: surveys were done of the irrigation system, and it was found that there are outlets on just about every corner with a valve for that area, so repairs will not have to go under the streets.
5. Swimming Pool: Replaced awning with a metal mesh.
6. Swimming Pool: Bids are being solicited to perform repairs on the pool. This project will be completed in 2007.
7. Newsletter: A Belcorte newsletter is published and distributed to residents after each Board meeting.
8. Tennis Courts: Studies done, bids taken and contract award to patch the cracks in the tennis courts.
9. Web Site: Thanks to Joe Grimm, Belcorte has an attractive and very informative website. (www.belcorte.com)
10. Decorations: A new Belcorte decoration committee put flags around the pool for the 4th of July and Veterans' Day, and put up Christmas decorations in the pool area.

Minutes: The minutes of the Annual meeting on January 31st, 2006, were approved as presented.

Financials: Joe Grimm reported that there were no new figures yet for December, so the latest financial figures are as were presented in the December 12th, 2006, meeting.

He added the reminder that the 2007 budget was presented and approved at the December meeting.

Election of Officers:

Previously Ralph Minor had announced that he would not run for another term on the Belcorte Board. Bruce Flanagan thanked him on behalf of the residents of Belcorte for his

six years of service on the Board, for all the excellent work he has performed in maintaining Belcorte's pool and for his input to the Board's decisions.

On the ballot for the two open positions were: Joe Grimm (incumbent) and Ron Cook. Both were elected.

The Board for 2007 is:

Bruce Flanagan, President
Alice Kichlu, Vice-President
Ron Cook, Treasurer
Carol Kerchenfaut, Secretary
Joe Grimm, Board Member at Large

Assignments
Landscaping Committee
Architectural Committee
Financials, Pool Committee
Minutes, Newsletter, Decorating Committee
Belcorte website.

OLD BUSINESS:

Tennis Court Repairs:

- Sunbelt Asphalt has accepted the contract to repair the cracks in the tennis court. They will start when they can get three straight days of warm weather. There may not be a lot of prior notice.
- This repair will last 3-4 years before repairs need to be done again. This is about standard per information obtained from the people who maintain the City courts.
- Bruce Flanagan stated that Belcorte needs to allocate about \$1000 per year for tennis court maintenance.

Swimming Pool Repairs: Ralph Minor reported on the current condition of the pool and the pool deck: some pretty extensive maintenance is needed.

- Per the estimate from E-Konomy Pools, there are cracks that need repair and the deck needs resurfacing. Their estimated cost is \$5036.
- To do the repairs the pool will have to be drained. Ralph Minor stated that the estimated additional cost to refill the pool is about \$500. Carol Keyser suggested contacting the Water Department; it is possible that the City will give the HOA a break on the cost of the water to refill the pool since Belcorte is a non-profit corporation. (Note: Ralph said, in reply to a question, that it has been four years since the water in the pool has been completely replaced, so it is about time to do so anyway.)
- Ralph said the Patio Pools would re-surface the deck (i.e., remove the old paint before repainting) so their estimate will probably be a little higher. Patio Pools is coming Jan. 10th to survey for their estimate.
- These bids will usually be good for from 30 to 90 days.

Compliance Inspections:

- Pinehurst is performing monthly inspections and has submitted an action report to Bruce Flanagan.
- Inspections are generally done of the first Thursday or Friday of the month.

Landscaping:

- Bruce reported that one of the three new trees has died and will be replaced.
- An irrigation leak on the Summertree side of Pantano/3rd St had been reported. Joe Grimm said that he had turned off the valve for that irrigation until it can be fixed.

Traffic sign:

- Carol Keyser has reported to the City Transportation Dept the need for a new sign on the median at Pantano and Third.

- Also discussed was the possibility of painting the curb on the median an iridescent yellow, which Belcorte could do.
- Also noted: the No-Parking signs are fading.

NEW BUSINESS:

Light fixtures on half-walls at each cul-de-sac:

- Ralph Minor stated that there is a protective mantle around each bulb (like a chimney) that protects the light bulb from rain. If anyone replaces the bulb in those fixtures, they need to be sure to replace the mantle, else rain will get into the electrical works.
- Ralph Minor asked that a notice be put in the newsletter on this matter.

Belcorte Targeted by Con man:

- Alice Kichlu reported that there is a glib young man targeting Belcorte with the following con: he says that he is house-sitting for (mother/parents) who are out of town, and he locked himself out of the house. He needs (\$10/\$15/\$9/etc) for the full payment for a locksmith. He has hit at least two households on Hayden and, per Carol Kerchenfaut, at least another two on 3rd St. A notice will be put in the newsletter urging anyone who encounters this young man to note a description and call the police.

Alley Behind 3rd St:

- Carol Kerchenfaut reported that the alley behind 3rd St. was graded several weeks ago. The problem is that it has left about a 15-inch drop-off on the Belcorte side. Carol contacted the Ward Office and asked that 1) gravel be spread on the alley; and, 2) someone from Streets see what can be done about the drop-off.

RESIDENT INPUT:

Origination fee: A question was asked about the origination fee. The origination fee is a fee charged for each home sold in Belcorte. A motion was passed at the March 13th, 2006, meeting to charge a \$200 origination fee, effective May 2006.

With no further business, the meeting was adjourned at 7:58 p.m.

THE NEXT BOARD MEETING WILL BE HELD MARCH 13TH, 2007, AT 7:00 P.M. AT EAST SIDE CITY HALL, 7575 E. SPEEDWAY.

Respectfully submitted,

Carol Kerchenfaut, for
Belcorte Homeowner's Association

Belcorte Homeowner's Association
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Phone (520) 298-2146 Fax (520) 298-6334

BOARD OF DIRECTOR'S MEETING
March 13, 2007

Bruce Flanagan called the meeting to order at 7:00 p.m. at East Side City Hall. Board members present: Bruce Flanagan, Alice Kichlu, Ron Cook, Joe Grimm and Carol Kerchenfaut. Also present were Carol Keyser and Patty White from Pinehurst Properties. One Belcorte resident was present.

Minutes:

- December 12, 2006, minutes: Carol Kerchenfaut requested a clarification regarding the additional funds added to the budget for tree maintenance. The fund number 5200 was added to the minutes. Minutes were approved as corrected.
- January 9, 2007, minutes: Minutes were approved. Since this was the annual meeting, the minutes will be reviewed again at the next annual meeting.

Financials: Joe Grimm reported on the Financial matters to-date;

- The Financial report for 2006 is now complete.
- The 2006 report shows that expenses are about \$5000 under. Two reasons for this:
 - Tennis courts repairs were approved in 2006 to come out of the 2006 budget, but the bill has not yet been paid (about \$3000).
 - The final insurance payment for 2006 is still due (about \$2000).
- Financial reports for January and February 2007 were also presented.
- A motion was made, seconded and passed to accept the Financial reports as presented.
- Treasurer responsibilities will now be turned over to Ron Cook, the new treasurer.
- NOTE: the full financial report can be seen on the Belcorte website, or contact a Board member for a copy of the report.

COMMITTEE REPORTS:

Architectural Committee:

Resident Request: Resident of 682 N. Hayden requested approval for replacing the wood fence with stucco. Request was approved. Bruce Flanagan will notify the resident.

2007 Projects: Alice Kichlu reported on the Committee's prioritization of 2007 projects:

- Pool Projects: The two projects related to pool maintenance received the most votes.
- Tennis Court Fund: The third item was to set aside money for future tennis court maintenance. Bruce Flanagan suggested that the budgeted contribution to the reserve fund be increased from \$50 to \$75 per month to build up the fund to cover this. (Expectation is that major maintenance will again be needed in about 5 years.) Joe Grimm suggested waiting to implement this until 2008, since the 2007 budget has already been established and approved. This matter will be raised again in September 2007 when the 2008 budget is developed. In the meantime, this matter was tabled.
- Pool Keys: Another project under consideration was issuing new pool keys. Carol Keyser had previously recommended this for security purposes, since residents move out, sometimes without turning over their keys. Also discussed was the option of keyless entry, for which the code could be changed each year; this option, however, would be more expensive. Ron Cook stated that there were not the problems this past year as there have been previously. It was agreed to delay any action on this, pending possible problems.

The selection of projects for 2007 is as follows:

1 and 2: Repair pool edging and repaint pool deck; and, Repair pool roof.

- Bruce Flanagan made a motion to allocate \$7700 to get these projects done as soon as possible. The bid from Economy Pools will be accepted for project # 1; and the bid

from Rafael Tovar Roofing will be accepted for project # 2. Carol Keyser will notify these bidders. The money for these projects will come out of fund 5200 (Maintenance and Repair) with the balance of \$2700 coming out of the reserve fund.

3. Replace three sections of irrigation lines.
4. Paint median at Pantano/3rd St with iridescent paint. Ron Cook said that he would purchase the paint, reflectors and glue (to attach the reflectors). (Reflectors to be attached to the tree in the median.)

Landscape Committee:

- There have been two major leaks in the past few months. One of these was under the sidewalk on 3rd St; Tolson was hired to repair this one. The other leak on Hayden was fixed by Bob of SSA Landscaping (Belcorte's regular landscaper).
- Bruce Flanagan has received landscaping bids from Arizona Proscapes. One bid was for twice a month services for \$1200 per month, the other bid was for weekly services, including front yard weeding (excludes front yard pruning) for \$1600 per month.
 - Alley maintenance would be included in 'common area' maintenance on both bids.
 - If accepted, the new contract would start in May 2007 (i.e., 7 months in 2007 remaining).
 - The latter bid would require about \$500 more per month for those 7 months.
 - The cost of the new contract would come out of fund 5220, with the unfunded remainder to be paid out of the reserve fund.
 - Per the discussion, it was felt that twice a month service was not sufficient, that the weekly service was needed.
 - Motion made and passed to authorize Carol Keyser to continue price negotiations with Arizona Proscapes for weekly services and to accept the contract if an acceptable price to offered.

OLD BUSINESS:

Tennis Court repair: Repair of the tennis court was completed in late February.

Reserve Fund Plan:

- Per Carol Keyser, a reserve fund plan is not currently legally mandatory, but she stated that it may soon be required.
- She advised that, when next year's budget is put together, a general 5-year plan for the reserve fund should be made.

3rd Street alley:

- Carol Kerchenfaut reported that gravel has been laid down in the alley. However the 'ledge' that was created from the grading has not been addressed. She will contact the Ward office again about this.

NEW BUSINESS:

No new business.

With no further business, the meeting was adjourned at 8:15 p.m.

THE NEXT BOARD MEETING WILL BE HELD TUESDAY, JUNE 12th, 2007, AT 7:00 P.M. AT EAST SIDE CITY HALL, 7575 E. SPEEDWAY.

Respectfully submitted,

Carol Kerchenfaut, for
Belcorte Homeowner's Association

Belcorte Homeowner's Association
P.O. Box 17052, Tucson, AZ 85731-7052
Phone (520) 298-2146 Fax (520) 298-6334

BOARD OF DIRECTOR'S MEETING
June 12, 2007

Alice Kichlu, Vice President, called the meeting to order at 7:00 p.m. at East Side City Hall. Board members present: Alice Kichlu, Ron Cook and Carol Kerchenfaut. Also present were Carol Keyser and Patty White from Pinehurst Properties. Nine Belcorte residents were present.

Minutes:

- March 13, 2006, minutes: There were no changes to the March 13 minutes. Minutes were approved as presented.

Financials: Ron Cook presented the financial reports for April and May.

- A motion was made, seconded and passed to accept the Financial reports as presented.

COMMITTEE REPORTS:

Landscape Committee:

- The bid for landscaping services from Arizona Proscapes was accepted. Effective date for start of services was May 1.
- Proscapes will do front yards, probably once every two weeks. Work will just be blowing; no trimming will be done.
- Two problems were mentioned: some debris next to 8082 3rd St., and some partially dead shrubs along Hayden. Possible problems with the irrigation system were discussed. Alice Kichlu will talk to Carol Keyser after the meeting about issues to be raised with the landscapers and about having the landscapers check the irrigation system for plants not getting water.

Pool Committee:

- Ron Cook reported that the repairs were quite satisfactory.
- Some minor repairs are needed in the bathrooms; he will take care of these.
- Betty Potter reported that she had caught two girls climbing over the pool fence; they left when she told them to.
- Ron Cook stated that he had found some golf balls in the pool.

OLD BUSINESS:

Projects for 2007:

- Projects 1 (Repair pool edging and repaint pool deck) and 2 (Repair pool roof) have been completed.

3rd Street alley:

- Carol Kerchenfaut reported she still had not been able to resolve with the City the problem of the alley drop-off at some of the cul-de-sacs. She will continue working on this.

NEW BUSINESS:

Possible business:

- It was reported that there seems to be a business being conducted from one of the Belcorte homes. CCR's state that: "... dwelling units shall be occupied and used by the respective owners solely for private residential use of the Homeowner, his/her family, tenants and social guests and for no other purpose. No gainful occupation, professional, trade or other non-residential use shall be conducted on the Property...."

- Carol Keyser will check into this.

Front Yard Pottery:

- Jason Cook asked about any rules for the type of pottery in front yards. No one had any information on this at this time, but the matter will be researched.

Tennis Courts chairs:

- Don Shuman requested authorization to buy paint for the chairs on the tennis court.
- Request was authorized.

Swimming Pool Projects costs:

- Ralph Minor asked about the final costs of the swimming pool projects (2007 Projects #1 and #2).
- This information was not immediately available. Carol Keyser will phone Carol Kerchenfaut with this data for the minutes.
- Per follow-up phone call, costs for Projects #1 (Repair pool edging and repaint pool deck) and #2 (Repair pool roof) were:
 - Project # 1: \$5,565, of which about \$400 was water bill to refill the pool.
 - Project # 2: \$2,450.

Landscaper Issues:

- Several questions came up about the new landscapers.
- Landscapers come every Wednesday.
- Landscapers can trim some low hanging branches. It depends on how high they are and some other factors having to do with necessary equipment.
- For issues regarding the landscapers, residents should call Pinehurst, who will convey the information to Proscapes.

With no further business, the meeting was adjourned at 7.50 p.m.

THE NEXT BOARD MEETING WILL BE HELD TUESDAY, SEPTEMBER 11TH, 2007, AT 7:00 P.M. AT EAST SIDE CITY HALL, 7575 E. SPEEDWAY.

Respectfully submitted,

Carol Kerchenfaut, for
Belcorte Homeowner's Association

Pending items for Sept 2007 meeting:

- 3rd St alley problem
- 2007 Projects: status of Projects 3 (replace section(s) of irrigation system) and 4 (Paint median and Pantano/3rd St with iridescent paint, reflectors on tree)
- Rules for front yard pottery?
- More specific details of Proscapes' work: Do they alternate each week between 3rd St and Hayden?, how often do they do front yards, etc.

Belcorte Homeowner's Association
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Phone (520) 298-2146 Fax (520) 298-6334

BOARD OF DIRECTOR'S MEETING
September 11, 2007

Bruce Flanagan, President, called the meeting to order at 7:00 p.m. at East Side City Hall. Other Board members present: Alice Kichlu, Joe Grimm and Carol Kerchenfaut. Also present: Patty White from Pinehurst Properties and six Belcorte residents.

Minutes:

- June 12, 2007, minutes: There were no changes to the June 12 minutes. Minutes were approved as presented.

Financials: Treasurer Ron Cook was absent.

- A motion was made, seconded and passed to table the report on June, July and August financials until the December meeting.

COMMITTEE REPORTS:

Pool Committee: In the absence of Ron Cook, Bruce Flanagan made the report

- Two problems were identified:
 1. The flashing around the roof needs painting.
 2. Backflow apparatus at the southwest corner of the pool area is leaking and needs repair.
- Motion made by Joe Grimm to postpone the backflow repairs until after the pool closes on October 31st as the pool has to be closed for the repair. Motion seconded and passed.
- Also raised was the problem of a small spot on the decking in front of the pump room that needs painting. Ralph Minor offered to contact E-Konomy Pools on this to see if they have some leftover paint.
- Bruce Flanagan asked Patty White (Pinehurst) to contact Jonathan (the person Belcorte used before) to paint the flashing around the pool roof.
- Pool Closure for the winter: Motion was made, seconded and passed to close the pool as of November 1, 2007, and re-open it on April 1, 2008.

Tennis Courts:

- Don and Virginia Shuman stated that the courts are in good condition.

OLD BUSINESS:

3rd Street Alley problem:

- Carol Kerchenfaut reported that the City has fixed the problem by removing the dirt along the drop-off and exposing a concrete 'step'. This has made access to the garbage cans in the alley much safer.

Report that a business is being conducted from a Belcorte Residence:

- Carol Keyser was going to check on this, but she is absent. Bruce Flanagan will get together with Carol Keyser when she is available to resolve this.

Rules for front yard pottery:

- Matter is postponed because it needs more research.

Projects for 2007:

- Projects 3 (Replace 3 or more sections of irrigation): Bruce Flanagan reported that one section was replaced last spring. There are a couple of other leaks that he is checking out that may require replacement.

- Project 4 (Paint median at Pantano and 3rd St. with iridescent paint and put reflectors on the tree in the median): since we are having the pool flashing painted, we will also have Jonathan paint the median curb.

NEW BUSINESS:

Meeting with Landscapers: Bruce Flanagan met with the Proscap Landscapers; the following matters were clarified and/or agreed to:

- One person from the Board will communicate with Matt of Proscap Landscapers. Alice Kichlu volunteered to be that person. If anyone has something to communicate to the landscapers, they should contact Alice.
- Work Schedule:
 - The landscapers will clean 3rd Street and Hayden Drive each week.
 - The landscapers will work on the front yards of the houses, completing about ¼ of Belcorte each week; i.e., do all of Belcorte front yards each month. Front yard work will consist of eradicating weeds, blowing the yards and carports.
 - If a crisis situation occurs (such as fallen tree or limb), they will deal with that first.

Color of Paint for Carport ceilings:

- There has been a mix-up on this matter over that past year or so.
- Board agreed that either Adobe or Navajo White is acceptable.

Increase in Association Dues:

- Bruce Flanagan proposed a \$2.00 increase in dues, from \$51 to \$53.
- Motion was seconded and passed. New dues amount will be effective January 2008.

2008 Meeting Schedule:

- Carol Kerchenfaut suggested that we should schedule the 2008 meetings. The following dates were set:
 Annual Meeting: Tuesday, January 8, 2008, 7:00 PM
 Quarterly Board Meetings:
 Tuesday, March 11, 2008, 7:00 PM
 Tuesday, June 10, 2008, 7:00 PM
 Tuesday, September 9, 2008, 7:00 PM
 Tuesday, December 9, 2008, 7:00 PM
 Unless otherwise notified, meetings will be at East Side City Hall, **7575 E. Speedway**
- Carol Kerchenfaut will reserve those dates at East Side City Hall. [Note: above dates have been scheduled with East Side City Hall.]

New Resident Directory:

- Joe Grimm requested a new Belcorte directory.
- Patty White will handle this and will send the appropriate list (without telephone numbers) to Joe Grimm to put on the website.

RESIDENT INPUT

Pool Party Policy

- Request was made that the policy regarding pool parties be clarified for all residents.
- The CCRs and Rules need to be researched to determine if there is an existing policy, or policies that might be relevant to this issue.
- One section of the CCRs was identified:
Article V, 5.02 Conditional Use of Common Areas
Each Owner, His/her family, licensees, invitees and tenants or lessees, or contract purchasers of a dwelling Unit shall be entitled to use the Common Area subject to:

- A. The provisions of the Articles, &-Laws, these Restrictions, and the Rules. Each Owner agrees that in using the Common Area he/she will comply with the provisions of such Articles, By-Laws, these Restrictions, and the Rules.*
- B. The right of the Association to charge a reasonable security deposit and clean-up fee for the use of any recreational facility situated upon the common Area.*
- C. The right of the Association to suspend the right of an Owner to use recreational facilities of the Common Area for a period not to exceed sixty (60) days for any infraction of its published Rules.*

- Further discussion of this matter is postponed until the December meeting.

Car Repair being done on the Streets:

- It was reported that a few residents seem to be doing major car repairs in visible areas in Belcorte.
- Per CCRs, "...reconstruction, modification and rebuilding of parts of motor vehicles..." in not allowed in Belcorte in areas visible from other dwellings or from the street.
- A reminder will be put in the newsletter.

With no further business, the meeting was adjourned at 8:15 PM.

THE NEXT BOARD MEETING WILL BE HELD TUESDAY, DECEMBER 11TH, 2007, AT 7:00 P.M. AT EAST SIDE CITY HALL, 7575 E. SPEEDWAY.

Respectfully submitted,

Carol Kerchenfaut, for
Belcorte Homeowner's Association

Pending items for Sept 2007 meeting:

- Financial reports for June through November.
- Rules for front yard pottery?
- Status on Project 3: replacement of section of irrigation system.
- Status on Project 4: Iridescent paint on median curb on Pantano/3rd St.
- Set policy for Pool parties?

**Belcorte Homeowner's Association
(at Pinehurst Properties)
P.O. Box 17052, Tucson, AZ 85731-7052
Phone (520) 298-2146 Fax (520) 298-6334**

**BOARD OF DIRECTOR'S MEETING
December 11, 2007**

Bruce Flanagan, President, called the meeting to order at 7:00 p.m. at East Side City Hall. Other Board members present: Alice Kichlu, Ron Cook, Joe Grimm and Carol Kerchenfaut. Also present: Carol Keyser and Patty White from Pinehurst Properties and six Belcorte residents.

Minutes:

- September 11, 2007, minutes: There were no changes to the September 11 minutes. Minutes were approved as presented.

Financials:

- 2007 expenditures were almost \$6000 over budget. This was due to:
 - Major pool repairs
 - Pool roof repairs
 - Tennis Court repairs
 - Increased cost of new landscaping contract
- All of these costs except the landscaping contract were costs that won't recur for many years. With increasing costs, it was felt that the HOA could save money in the long run by doing these repairs sooner rather than later.
- The deficit will be covered by money from the reserve fund.
- HOA Insurance: Ron Cook reported that Belcorte's annual insurance cost has been reduced from \$10,049 to \$7,029 annually. This is due to the fact that Belcorte has made few claims against the policy.
- Ron Cook, Treasurer, as received and reviewed the financial reports from June through October.
- A motion was made, seconded and passed to accept the June, July, August, September and October financial reports.

COMMITTEE REPORTS:

Pool Committee: Ron Cook reporting:

- The flashing around the pool roof as been painted; this problem was raised at the Sept. 11 meeting.
- The globe lights on the pool fence have been fixed.
- Early pool closing: the issue was raised about the pool closing about 2 weeks earlier than the approved Nov. 1 date. Joe Grimm responded that the backflow problem which was identified at the Sept 11 meeting (for which a delay until after Nov 1 was approved) had become worse and needed immediate repair. The pool had to be closed for the repair and until the repair was inspected, which took it past the Nov. 1 date.
- Problem of some rusting around the bottom of the pool was raised by a resident..
- Also raised was the problem of a small spot on the decking in front of the pump room that needs painting. Ralph Minor offered to contact E-Konomy Pools on this to see if they have some leftover paint.

Landscaping Committee:

- There are been some complaints, some compliments about Proscape, the new landscapers.
- Bruce stated that the palo verde tree in the common area beside 7955 had been trimmed; resident stated that the tree in the common area beside 7979 had also been trimmed.

Architectural Review Committee

- A letter was sent about the extension constructed between lot 39 garage and lot 38 structure. Some work has been done in response to that, and several suggestions on proceeding were made in the response from the homeowner.
- Two board members will discuss this with the homeowner.

OLD BUSINESS:

Report that a business is being conducted from a Belcorte Residence:

- No longer an issue: the property was sold.

Rules for front yard accessories:

- It was reported that there should be no front yard pottery unless approved by the Board. There are guidelines which state that : "Yard Art" must be approved by the Board.
- Request will be made in the newsletter for residents to complete the Architectural Submittal Form (with picture) for approval of yard accessories.

Projects for 2007:

- Project #3 (Replace 3 or more sections of irrigation): Bruce Flanagan reported that one section was replaced last spring. There are no other sections in need of replacement at this time.
- Project 4 (Paint median at Pantano and 3rd St. with iridescent paint and put reflectors on the tree in the median): Completed.

New Directory: Done. Revisions/corrections currently being made.

Car Repairs: There have been no recent reports of auto repair work being done.

Carport Conversions:

- There have been some discussions about the width of the gate that is required when a carport is converted to a garage. The question was whether a 36" wide gate was required. Bruce Flanagan contacted City's Development Services: per his information, no specific width is required.
- Therefore, the Belcorte requirement is that owners get the building permit, as required by the City, and follow the current relevant building code.
- Carol Keyser suggested that current requirements may indeed be 36" wide, per the American with Disabilities Act specifications.

Pool Party Rules: It was felt that the current CCR specifications were sufficient and that no new rules or guidelines were needed at this time.

- See CCR Article V, Section 5.02 plus Pool Rules for current rules.

NEW BUSINESS:

Light Markers for Pantano/3rd St Entrance to Belcorte: Bruce Flanagan recommended the purchase a light to mark the Belcorte entrance from Pantano. Light is a Carmanah solar-powered light, costing about \$150. It would be mounted on a pole on the south side of the entrance.

- Bruce placed a pole at the suggested location.
- Bruce said he had received numerous complaints about the difficulty in locating the turn.
- Motion made that we purchase one Carmanah light and post it at the Pantano/3rd St entrance. Motion was seconded and passed.
- Bruce and Joe will locate the exact spot. Post will not be permanently placed until the best spot is determined.

Elections of Officers:

- Three Board position are to be voted on at the January 2008 meeting.
- Alice Kichlu and Carol Kerchenfaut agreed to run again.
- Bruce Flanagan declined to run again for the Board.
- John Seck agreed to run for the Board opening.
[**John Seck later had to withdraw his offer.**]
- Another person is needed to run for the Board.

Annual Meeting:

- Carol Keyser stated that Pinehurst will have the un-reconciled 2007 financial statement for the annual meeting.
- Budget for 2008: Carol Keyser stated that Pinehurst will draft a budget for 2008 for the meeting. It will include expected cost increases (utilities, maintenance costs, etc.)

Suggestions for 2008 Projects:

- Due to the over-budget expenditures in 2007 (see above, 'Financials'), 'projects will be kept to a minimum and only for required maintenance.
- The following were suggested:
 1. Six new globes for the lights around the pool. The old ones are getting brittle.
 2. Repair the rusting areas of the wrought iron fence around the pool: scrape and repaint.

With no further business, the meeting was adjourned at 8:30 PM.

THE NEXT MEETING WILL BE THE ANNUAL MEETING, HELD TUESDAY, JANUARY 8TH, 2008, AT 7:00 P.M. AT EAST SIDE CITY HALL, 7575 E. SPEEDWAY.

Respectfully submitted,

Carol Kerchenfaut, for
Belcorte Homeowner's Association

Pending items for January 2008 Annual meeting:

Tennis Courts

- Status of tennis court maintenance 'fund'.
(Issue: January 2007 plan was to put aside \$1000/year for next 'maintenance' in about 5 years. March 2007: contributions to reserve fund increased from \$50 to \$75 per month for this purpose [= \$300/year]. However, we have just taken almost \$6000 from reserve fund for over-budget expenditures. What is that status of reserve fund and will we have the money for tennis court maintenance in 2012?)

Pending items for March 2008 meeting:

Pool

- Problem of some rusting around the bottom of the pool was also raised.
- The small spot on the decking in front of the pump room that needs painting. Ralph Minor had offered to contact E-Konomy Pools on this to see if they have some leftover paint. Not addressed at the December meeting
- Review/approval of the above suggested projects for 2008.