

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 08, 2008

Bruce Flanagan called the meeting to order at 7:02 p.m. at East Side City Hall. Board members present were Bruce Flanagan, Alice Kichlu, Ron Cook, Joe Grimm and Carol Kerchenfaut. Carol Keyser and Patty White of Pinehurst Properties and seven residents were also present.

Opening Remarks: Board president Bruce Flanagan discussed some of the accomplishments of 2007:

1. Tennis Courts: Cracks on the surface of the tennis courts were patched.
2. Swimming Pool: Pool decking was repaired and painted.
3. Swimming Pool: re-roofed.

Bruce Flanagan again stated his intention not to run for the Board again. He thanked Carol Kerchenfaut for her work on the minutes and newsletter, Joe Grimm for setting up and maintaining the Belcorte website and Ron Cook for monitoring and reviewing the financial status and for his work on the swimming pool.

Minutes: The minutes of the Annual meeting on January 9th, 2007, were approved as presented.

Financials:

2007 Annual Budget review:

- Regular expenses in 2007 were about \$4000 less than income.
- However, special expenditures approved by the Board (pool and tennis court repairs) amounting to over \$11,000 resulted in a \$7000 deficit which had to be taken out of the reserve fund.
- It was noted that making these repairs sooner rather than later was, in the long run, a savings for the Association.
- Reserve funds are now about \$15,500; it should be at least \$50,000.

2008 Annual Budget:

- Includes only regular expenses.
- No major expenditures are planned. Instead an effort will be made to build up the reserve fund.
- Carol Keyser recommends that, if special expenses are encountered, the Board should consider a special assessment, rather than significantly raising the dues. (see further discussion of this below: 'Special Issue')
- The budget for 2008 was approved.

Landscaping Committee: No report.

Pool Committee:

- Ron Cook reported that the pool filters are off until all the leaves can be removed.
- Vandalism: someone punched a hole in the men’s room roof. It must be assumed that this was someone with a pool key, as a key is needed to open the restroom door. Repairs will be needed. In the meantime, both gates have been padlocked.

Election of Officers:

- No nominations from the floor.
- There were thirteen absentee ballots plus twelve votes from those attending the meeting.
- Alice Kichlu and Carol Kerchenfaut were re-elected for two-year terms.
- With Bruce Flanagan’s decision not to run again for the Board, the Board is left with only four members. The Board may consider appointing someone to fill the Board vacancy.

The Board for 2008 is:

Ron Cook, President
 Alice Kichlu, Vice-President
 Liaison
 Joe Grimm, Treasurer
 Carol Kerchenfaut, Secretary

Assignments

Pool Committee
 Architectural Committee; Landscape
 Financials, Belcorte website
 Minutes, Newsletter

SPECIAL ISSUE:

Carol Keyser is in real estate sales as well as property management. In the discussion of the budget, she stated that, per the feedback she is getting, buyers are finding Belcorte less appealing. What she is hearing and knows from other properties is: Buyers are saying the Belcorte looks ‘old’. Bland uniformity is no longer acceptable. Black wrought iron is passé. The landscaping looks sparse and aging. Trees look old and in need of care.

Some of the suggestions she made for consideration are:

1. Improve the landscaping: add shrubbery, replace old shrubs, etc.
2. Replace the decorative rock.
3. Paint wrought iron a shade of beige.
4. Do tree maintenance.
5. Consider varying colors for home exteriors, such as a different shade for each cul de sac.

First problem is that this would be very expensive. One suggestion was that there be a significant raise in dues to cover exterior painting. Carol Keyser advised against this, as the low dues is one of the big pluses for Belcorte. A better way to go, she suggested, was a special assessment.

A second problem is that exterior home colors and wrought iron colors are set in the CCRs. Therefore a CCR amendment would be necessary.

The big advantage to undertaking this, however, would be increasing rather than declining home values.

Carol Keyser indicated that Belcorte probably has two – three years before the real estate market comes back and this matter would be a significant issue.

Obviously this issue will require some serious thought about what changes are to be made, some careful decisions on how to pay for changes and detailed planning on implementing changes.

There will be further discussion on this at future meetings. This matter is to be included in the newsletter and all homeowners encouraged to participate in the decisions to be made.

OLD BUSINESS: None.

NEW BUSINESS:

Solar heating for the Swimming Pool:

- John Seck suggested that Belcorte should investigate solar heating for the pool. Initial indications are that the change would pay for itself within two-three years.
- A committee was appointed to investigate this option and report back. Members are:

John Seck
Wicky Seck
Ron Cook

Speeding cars through Belcorte:

- Complaint was made about the cars speeding through Belcorte.
- Possibility of a petition to get 'speed humps' with be scheduled for the March meeting.
- A complaint has been registered with TUSD about the school buses cutting through Belcorte.

Thanks to Bruce Flanagan: Bruce Flanagan was thanked for his years of service on the Board and for leading the Board in accomplishing many benefits to Belcorte.

With no further business, the meeting was adjourned at 8:02 p.m.

THE NEXT BOARD MEETING WILL BE HELD MARCH 11th, 2008, 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
(at Pinehurst Properties)
P.O. Box 17052, Tucson, AZ 85731-7052
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**BOARD OF DIRECTOR'S MEETING
March 11, 2008**

Ron Cook, 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: Carol Keyser from Pinehurst Properties and 18 Belcorte residents.

Minutes:

- December 11, 2007, minutes: There was one correction to the Dec. 11th minutes. Minutes were approved as corrected.
- The minutes from the January 8th Annual meeting were reviewed by Carol Kerchenfaut, as copies were not available. The Annual Meeting minutes were provisionally approved. They will have to be officially approved at the next Annual meeting.

Financials: Reported by Treasurer Joe Grimm

- January dues are down. As of March 1, only 75% of homeowners have paid Jan. dues.
- Grounds Maintenance expenditures are going to be over budget. \$16,600 was budgeted for this in the 2008 budget. Belcorte is currently paying \$1400 per month for Proscap to provide landscaping service (\$16,800 per year, or about \$200 over what was budgeted).
- \$350 was spent in January for extra miscellaneous expenses (irrigation repairs, alley work, etc) which puts the Grounds Maintenance budget already \$550 over budget with no allowance for future miscellaneous expenses.
- Total Assets are about \$20,000.

COMMITTEE REPORTS:

Pool Committee: John Seck reported for the Solar Heating Committee

- Two of the three companies that were asked for bids declined to bid on the grounds that the Belcorte pool roof was too small to accommodate the number of solar panels that would be needed. They also cited the problem of the trees around the pool blocking sunlight.
- A bid was received from Sun Systems (Phoenix). John just received the very detailed bid and has not had time to go over it. He will review the bid and report at the next meeting.
When Sun Systems looked at the Belcorte situation, they had questions about the leaves from the trees that might cover the solar panels.

Architectural Review Committee Bruce Flanagan reporting. Bruce has been authorized to perform 'walk-thru's to ensure CCR compliance.

- Six infractions have been identified. Pinehurst will re-check the status of the infractions after several days and, if still in violation, will send notices.
- If other residents see CCR violations, please report the violations to Pinehurst or fill out the 'Resident Report Form' available on the Belcorte website and send the form to Pinehurst.

OLD BUSINESS:

Light marker at Pantano and 3rd St:

- Has been installed. It was suggested that the light be moved closer to Pantano. The problem is that the easement has been granted to the City, and the light is as close as it can be placed.

Petition for speed humps:

- The petition was available for signatures at the meeting.
- Two volunteers will take the petition around to homeowners:
 - Jean Leper will take it around to Hayden addresses.
 - Gloria Heinzman will take it around to 3rd St. addresses.
- Only one homeowner per address should sign.

Landscapers:

- Proscapes Landscaping service is considerably more expensive than the previous landscapers; this puts a strain on the Belcorte budget (see above, Financial Report).
- An additional problem: they have not been doing the cul de sacs and carports as was agreed. A 'straw poll' was taken of the residents in attendance at the meeting: most residents prefer doing their own front yards. However, this is not an 'additional charge', so it does not affect the fees Belcorte is paying.
- There is no contract with Proscapes; 30 days notice is required to terminate their services.
- The Board will look at alternative service providers to see if a lower cost can be obtained.

SPRUCING UP BELCORTE: This issue was raised at the January 11 Annual Meeting.

Issue 1: Improving the landscaping.

It was suggested at the Annual Meeting that Belcorte's landscaping "... looks sparse and aging. Trees look old and in need of care."

- The following residents volunteered to be on the Landscape Update Committee:
 - Sherry Maloney
 - Jason Cook
 - Ron Cook
 - Nan TannenbaumWith assistance from Jan Leper: Jan will get from the City the list of plants recommended for Tucson.
- The Committee will consider the following issues:
 - Existing plants that need to be replaced.
 - New plants for locations where previously the plant died.
 - New plants that should be added to the Belcorte list of approved plants.
 - Other issues that they deem relevant to their task.

Issue 2: Improving the looks of Belcorte homes.

It was stated at the Annual Meeting that "Buyers are saying the Belcorte looks 'old'. Bland uniformity is no longer acceptable. Black wrought iron is passé."

Following are comments made by homeowners attending the Board meeting:

- Mixed colors would make Belcorte seem small.
- Current color blends with Summertree.
- Black wrought iron provides a good accent color.
- Who would pay?
- New plants and trees would help.
- Some residents like the idea of different colors.
- Possibility: Navajo white with different trim colors.
- Have 2 -3 colors homeowners could choose from.
- It will be difficult to get everyone to agree on colors.
- Different colors will fade at different rates; i.e., some homes will look like they need re-painting sooner than others.
- Mixing different colors is a trend. In 5 – 8 years what 'looks good' will change.

- Real estate demand for Belcorte homes seems to remain high, so apparently not everyone thinks Belcorte looks bad.
- Many Belcorte homes need repainting anyway.
- Belcorte needs at least some small changes.
- Because of the textured walls in Belcorte, painting a different color will probably require an extra coat of paint to cover the old color.
- Repainting the wrought iron is a problem because of the limited space between the wrought iron on the windows and the glass.

A straw poll was taken of the residents in attendance on the issue: vote was 9 and 10.

A 'New Colors' committee was formed to explore and recommend options. The following people are on the committee:

Bruce Flanagan
 Kate Manns
 Nancy Marcott
 Nan Tannenbaum
 Linda Laux

RESIDENT INPUT:

Automobile Break-ins: Warning to Belcorte residents: cars have been broken into. The reported break-ins have been across from the tennis courts, but there may have been others that those at the meeting haven't heard about. A notice should go out in the newsletter warning everyone.

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

THE NEXT MEETING WILL BE HELD TUESDAY, June 10th, 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 June 2008 meeting:

- Pool solar heat committee report on bid from Sun Systems.
- Status report from the Landscape Update Committee
- Status Report from the New Colors Committee
- Report on possible new landscape service
- Report on petition to put speed humps in Belcorte.

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**BOARD OF DIRECTOR'S MEETING
June 10, 2008**

Ron Cook, President, called the meeting to order at 7:01 p.m. at East Side City Hall. Other Board members present: Alice Kichlu, Joe Grimm and Carol Kerchenfaut. Also present: Carol Keyser and Patti White from Pinehurst Properties and 11 Belcorte residents.

Opening Remarks: President Ron Cook stated that Belcorte HOA is in pretty good shape but there are some problem, as will be discussed in the meeting.

Minutes:

- March 11, 2008, minutes: Approved.

Financials: Reported by Treasurer Joe Grimm

- April Financials were presented.
- Problem: April gas bill was almost 3 times what it should have been.
 - Apparent reason: the pool thermostat has been turned up by unauthorized person(s).
 - Initially there was a motion to change the locks on the pump room (where the thermostat is) but this died unseconded, in favor of another suggestion.
 - Motion was made and seconded to get a key lock for the pool thermostat. The motion was passed.
- Motion was made and seconded to approved the April financial reports. Motion was passed.

STANDING COMMITTEE REPORTS:

Pool Committee:

- Toilet in the pump room: whose/why is it there? Apparently it was donated by a resident, but Belcorte does not need it. It was decided that it would be donated to the Habitat for Humanity.
- Water Auto Fill: Several times the pool has been so low that equipment was in jeopardy. If the applicable equipment (pumps, etc.) is damaged, the cost could be much higher than getting an auto fill device which would prevent the water from getting too low; estimated cost for an auto fill device is \$600. Motion was made, and seconded and passed to request "adequate equipment" for auto fill.
- Metal Shields around pool: these are starting to get some rust, need painting before gets worse. Carol Keyser will get an estimate.

Landscape Committee:

- Irrigation Schedule: Joe Grimm obtained the schedule. The common area is divided into 4 zones. Irrigation occurs every other day. Each zone is irrigated in sequence, for one hour each.
- New Landscape company: There are 4 companies under consideration: Tom's Landscape and Repair, Complete Landscaping, Chula Vista Landscapers and the Masters. Per Carol Keyser, Complete Landscaping includes a tree service, which could be both convenient and a cost savings.

OLD BUSINESS:

Solar Heat Committee (for pool): Joe Grimm reporting for John Seck:

- Joe presented the report from Sun Systems of Phoenix AZ.
- This report included the following figures:
 - Estimated annual costs to heat the pool using gas: \$7117.
 - Cost for solar system: \$10,560.
 - Estimated annual savings for heating the pool: \$2823
 - Payback period: 3.73 years.
- No action was taken at this time.

Petition for speed humps:

- The petition was completed with the required number of signatures to forward the request to the City of Tucson for approval.
- Carol Keyser has forwarded the petition to the City.
- Carol Kerchenfaut will contact the Ward 2 office with Belcorte's request that the Ward Office assist Belcorte with the cost of this project.

New Colors Committee, Kate Mann reporting.

- Committee's report was submitted. Board members Ron Cook and Carol Kerchenfaut have copies. Anyone who wants to review the report, with the color samples discussed below, may contact either one to borrow a copy.
- Overview of what is included in the report was given by Ms. Mann:
 - Research into how painting would enhance the value of Belcorte homes.
 - Suggested primary color and choice of accent colors
 - Estimates on the assessment per homeowner to paint all of Belcorte.
- Report highlights:
 - Committee got input from various residents; consensus was for a uniform primary exterior color a choice for several accent colors.
 - Recommended primary exterior color: "Stonish Beige"
 - Recommended accent color for trim: "Cranberry Bog" (dark red), "Holly Bush" (dark green), "Admiral Blue" (muted dark blue), "Jubilee" (muted purple), and "Cocoa Brown".
 - Estimated cost would include painting:
 - Home exteriors, including back walls
 - Trims
 - Wrought iron (estimate would include removing for painting and re-installing)
 - Common walls on both sides of 3rd St and Hayden.
 - Cost estimates have been received for 2 of the 3 bids requested.
 - Estimated cost per homeowner: about \$1100 - \$1300 per home.
 - Recommendation: Board start process of proposing change to CCR's for this project to be submitted to homeowners for a vote. Those CCR changes would be:
 - Association will be responsible for all exterior painting. And,
 - Stipulated colors for Belcorte would be [as stated above].
- Per Carol Keyser, the cost to change CCRs would be about \$1200 in legal fees.
- Committee also suggested that the Board increase monthly dues by \$7.00 per month; that amount would be set aside for future paint projects. This would give the Association enough to repaint in about 10 years with no additional special capital improvement assessment.
- The Committee would like to paint the back walls in four-five cul-de-sacs with the suggested primary color and one of the accent colors so that residents could walk around to see what the colors would look like.
 - Board authorized the committee to purchase small quantities of the suggested paint to do these samples.
 - Suggested: that Belcorte have a 'walk around' party (with refreshments) to view the new colors.

Landscape Improvement Committee, Jason Cook reporting

- The committee has surveyed all of the common areas of Belcorte.
- They identified seventy-five (75) plants and eight (8) trees that need to be replaced.
- The Committee will be working on additions to the list of approved plants and trees for Belcorte.
 - If anyone has any suggestions for plants to be added to the approved list, notify Jason Cook at email address: jacerracer@cox.net.
 - Plants for the approved list must be 'desert plants'.
- Suggestion made: Put a flag where there is irrigation and no plant. The line should at least be plugged until a new plant is placed there.
 - (Joe Grimm said he would check the irrigation system to determine which emitters were working, which not.)
- Committee also discussed options for the power boxes.
 - They contacted utility co: OK to put plants around the boxes, as long as some access is maintained. Can paint the boxes, but have to remove the labels before painting and replace them afterwards.
- Committee recommends that no plants be placed that block the view to the house numbers on the short walls.
- Committee also recommends that improvements be made section by section.

NEW BUSINESS

Vandalism: Eight light fixtures (the ones on the short common-area walls) along Hayden and the spotlight on Hayden/Fifth have been vandalized, some pretty much completely destroyed.

- Some residents have seen kids running through the cul-de-sacs and out the gates.
 - The gates can be padlocked if all the residents in the cul-de-sac agree.
- Police have been called about this incident.
- All residents are requested to be alert for any problems, call the police if you notice any vandalism. If your cell phone takes pictures, please use that to assist the police in catching the vandals.
- Board requested that Carol Keyser contact John Charles to repair the light fixtures.

Non-Residents in the Pool: Some non-resident boys have been seen in the Belcorte pool. A resident was threatened by these boys when she questioned them about their presence.

- Ways to prevent anyone climbing over the fence were discussed. Suggestions:
 - Get curved wrought-iron to attach to the top of the existing fence. Estimated cost: about \$2000.
 - Put plants like pyrocantha around the pool.
- It was thought that the boys had 'conned' a resident into letting them into the pool or loaning them the pool key. Present Cook asked that resident be reminded:
 - Don't take anyone's word that they 'forgot their key', or someone in their family 'has their key'. They either have their key or they don't get in.
 - Never loan your pool key to anyone. Doing so could be grounds for losing your access to the pool.

RESIDENT INPUT

Neighborhood Watch: It was suggested that all residents be asked to be especially observant and to call the police if they see anything suspicious. Belcorte had a Neighborhood Watch program

at one time but it died out some time ago. If anyone is interested in reviving this, please contact a Board member. It would be necessary to have someone take the lead in organizing this.

It was suggested that a questionnaire be sent to homeowners to see if they would be willing to pay a monthly fee (divided among all homeowners) for a patrol company.

Loungers at the Pool Originally there were thirteen pool loungers; now there are 4-5. It was suggested that the Board should authorize the purchase of loungers to bring the number up to 13.

Automotive Repair work: It was stated that one resident is doing automotive repair work (as opposed to simple maintenance such as oil change, car wash, etc) in their garage with the door open.

This is contrary to CCRs (see section 2.12).

Sensor Security Light Betty Potter requested permission to install a sensor security light pointed to the area between her home and the pool. Permission was granted.

Weeds and standing water A resident reported that there is a neighbor whose yard is overgrown with weeds and that has standing pools of water. Board member stated that that should be reported to Pima County Health Dept. (Update: Health Dept Mosquito Hotline, 243-7999).

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

THE NEXT MEETING WILL BE HELD TUESDAY, Sept 9th, 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 June 2008 meeting:

- Water Auto Fill device for pool: installed?
- Painting metal shields around pool: done?
- New landscaping company
- Solar heating system for pool
- Speed humps – status
- New colors Committee – status
- Landscape Improvement Committee – status
- Crime in Belcorte

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BOARD OF DIRECTOR'S MEETING
September 9, 2008

Ron Cook, President, called the meeting to order at 7:00 p.m. at East Side City Hall. Other Board members present: Joe Grimm and Carol Kerchenfaut. Also present: Carol Keyser and Patti White from Pinehurst Properties and 15 Belcorte residents. Absent: Board member Alice Kichlu.

Opening Remarks: President Ron Cook announced the Jason Cook has been appointed to the Belcorte Board to fill vacant position on the Board, as stipulated in the Bylaws: Article IV Board of Directors, Section 4.3 Vacancies.

Minutes:

- June 10, 2008, minutes: Approved.

Financials: Reported by Treasurer Joe Grimm

- July Financials were presented; Joe stated that this covered May and June.
- Dues increase.
 - Joe Grimm suggested at \$2.00 increase to the dues for 2009.
 - Carol Keyser stated that, per the AZ state laws governing HOAs, the Board can raise dues up to 20%, not matter what limits were listed in the CCRs.
 - Carol Kerchenfaut suggested, then, that the dues be raised by \$5.00. She stated that our regular expenses were about on the level of income and that reserve money had to be used for special expenses. She also gave the opinion that Belcorte reserves were too low in any case.
 - Pat Flanagan stated that a \$2.00 increase would not even keep up with inflation.
 - Motion was made and passed to increase dues for 2009 by \$5.00; dues in 2009 will be \$58 per month.
- Motion was made and seconded to approve the July financial reports. Motion was passed.

STANDING COMMITTEE REPORTS:

Pool Committee:

- Vandalism report: After the last Board meeting, the bathrooms at the pool were severely vandalized: toilets, sinks and cabinets were all destroyed. One bathroom – the west one – has been restored. The other bathroom is currently being used for storage. Repairs were kept to just the one bathroom to save money. The cost for the repairs was under \$500.
- Security additions to the pool fence (to prevent climbing over): Of the suggestions made (pyrocantha, etc.), it was decided that the best option was to put curved additions on the top of the fence. Ron Cook will get 2 – 3 estimates on the cost for this.
- Water Auto Fill: The auto fill device has been installed. Cost was about \$850.
- EKonomy Pools service: Joe Grimm stated that EKonomy Pools has raised their fees from \$200 per month to \$240 per month. There was general agreement that Economy Pools has done a very good job in their pool maintenance, and the increase is acceptable.
- Metal Shields around pool: The shields still need painting. Wicky Seck reminded the Board that the pool fence also needs painting, that some sections are showing rust. Carol Keyser will contact Oscar Mayen about painting both the shields and the fence.
- Pool Light repairs: Paul Spenser brought up the issue of the needed replacement of the globes on the pool lights. These globes are hard to find anymore. Carol Keyser suggested Gersons; Paul said that he would check there.

- Pump Room Security: Issue from last meeting, when apparent tinkering with the pool thermostat resulted in a \$1300 gas bill. It was decided that the best option was to get a wire cage to fit over the thermostat, rather than changing the pump room lock. Carol Keyser stated that there was a problem finding a cage large enough fit over our older model thermostat. She asked Paul Spenser to check for the wire cage when he is at Gerson's.

Landscape Committee: Alice Kichlu, who oversees landscaping, is out of town.

- New Landscape company:
 - The new landscape company is Hobert Roberts / H&C Landscape.
 - As far as the attending Board members know at this time, start date and schedule is still pending.

[Note1: subsequent to the meeting, Joe Grimm heard from the new landscapers that they would do their 'start-up clean-up' on Monday, Sept. 15th.

[Note 2: Landscapers delayed due to windy conditions. They did check irrigation system and made some minor repairs.]

OLD BUSINESS:

Solar Heat Committee (for pool):

- From the information from the bidders for this, the general consensus is that Belcorte's pool situation is not the best setup for using solar. There is not enough roof space for the panels that would be needed; a new roof would need to be put on to provide more space. Also, the roof area gets too much shade from the trees, so some of the trees would need to be removed. This proposal will be indefinitely tabled.

Petition for speed humps: Carol Kerchenfaut reporting

- The City has approved the petition for speed humps. The approval is for 5 speed humps: 2 on 3rd St., 2 on Hayden and one in the middle of the curve.
- The letter states that the residents of Belcorte will have to pay for the speed humps, unless we have received funds from the City's Back to Basics, in which case the City would proceed with the installation of the speed humps.
- Carol Kerchenfaut and Joe Grimm will contact the Council Office about requesting Back to Basics funding.
- It may be that we will have to get cost estimate before meeting with Councilman Glassman. Carol Keyser suggested: Sunland, Ace Asphalt and Bates for estimates.

New Colors Committee, Kate Mann reporting.

- Kate reported that the general consensus on the colors was that the selected trim colors were too dark. Therefore the Committee selected some lighter colors and repainted the 'samples' walls. There has been a much more positive response to these colors.
- The Committee received a 3rd bid for doing the painting from Desert Hues Painting Contractors. The bid is about the same as the Echo Valley. In either case the cost per home would be about \$1300.
- Trim: The selected trim color would be used for:
 - Front door
 - Garage door: To be decided, may be optional, could select the trim color or use the base color.
 - Gate to back yard: To be decided, may be optional, again could use trim color or base color.
 - Wrought iron: To be decided: could use trim color or black.
- CCR changes: there was a discussion on what CCR and/or Bylaws and/or 'guideline' changes would be necessary to implement this.
 - Carol Keyser recommends that the CCRs be worded in non-specific language (for instance, not list specific colors) so that the CCRs are kept more flexible. Instead, list specifics in 'Architectural Guidelines'.

- CCR, CCR Amendments, and existing 'Guidelines' would possibly be changed for the following: :
 - The Association would be responsible for repainting home exteriors and perimeter walls.
 - Any specified colors in the CCRs and CCR Amendments would be removed.
 - Architectural Guidelines would specify the approved colors for exterior walls, carports, arches, front doors, garage doors, wrought iron, etc.
- There was considerable discussion about homeowners doing their own exterior painting. One resident felt that he could do it himself for less cost. However, if it is decided to change Belcorte colors, it would be important that all the homes reflect the new colors on a timely basis. Also there was some question as to how much savings would be involved, since almost half the cost is for paint and Belcorte would get a deal on the labor because all the homes would be included.
- It was suggested that we get some input from homeowners, to see if there is at least general interest in changing Belcorte colors. A questionnaire was suggested, or some type of survey. Decision of just how to get this feedback was tabled for further discussion of the Architectural Committee.

Landscape Improvement Committee, Jason Cook reporting

- Jason stated that the committee has received some suggestions for changes to the 'Approved Plants' list. He asked that his email address be listed in the minutes and in the newsletter for residents to continue to send suggestions.
 - Suggestions can be sent to Jason Cook at email address: jacerracer@cox.net.

NEW BUSINESS None.

RESIDENT INPUT

New Paint Colors on website: It was suggested that the suggested new paint colors be put on the website. Joe Grimm will handle this.

With no further business, the meeting was adjourned at 8:25 PM.

THE NEXT MEETING WILL BE HELD TUESDAY, DEC. 9th, 2008, AT 7:00 P.M. AT EASTSIDE CITY HALL, 7575 E. SPEEDWAY.

Respectfully submitted,
 Carol Kerchenfaut, for
 Belcorte Homeowner's Association

Pending items for December 2008 meeting:

- Security additions to pool fence
- Repainting pool metal shields and fence
- Other pool repairs: lights and thermostat cage
- New landscaping company: schedule.
- Speed humps – status
- New colors Committee – status; survey
- Landscape Improvement Committee – status
- Schedule for 2009 meetings, including the Annual

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BOARD OF DIRECTOR'S MEETING
December 9, 2008

Ron Cook, President, called the meeting to order at 7:00 p.m. at East Side City Hall. Other Board members present: Joe Grimm, Jason Cook and Carol Kerchenfaut. Also present: Carol Keyser and Patti White from Pinehurst Properties and 12 Belcorte residents. Absent: Board member Alice Kichlu.

Procedures Clarification: Board Member Carol Kerchenfaut provided a clarification, per the Belcorte Bylaws, regarding resident participation in Board meetings and the Annual Meeting. At Annual meetings, per Articles II and III, "All election for directors and all other business shall be decided by a majority vote of the members [in good standing] present at the meeting...."

Board meetings, held quarterly, are open meetings, which residents may attend; at these meetings members of the Board (only) conduct and vote on the business of the Association.

Minutes:

- September 9, 2008, minutes: Approved as presented.

Financials: Reported by Treasurer Joe Grimm

- The October Financial report was presented; Joe stated that this covered the year's financial status through October.
 - Per the report, there is approximately \$16,000 in the reserve fund.
 - Motion made and passed to approve the September and October financial reports.
 - Approved financial reports are available on the Belcorte website.
- Proposed 2009 Budget was presented.
 - Total Income is listed as \$59,169. This included \$3000 annual contribution to the Reserve Fund, which is listed as an Expense item.
 - Total Expenses are listed as \$59,906.
 - The electricity expense should allow for the expected increase in electric rates.
 - Tree Trimming item is in addition to "Grounds Maintenance". Grounds Maintenance covers the cost of the landscaping service. As agreed to by the Board, the charge for tree trimming above a certain height, is an extra charge.
 - The proposed 2009 budget was approved.
 - A copy of the budget will be available on the Belcorte website.

STANDING COMMITTEE REPORTS:

Pool Committee:

- Security additions to the pool fence (to prevent climbing over): Action is still in progress on getting estimates on adding to the top of the fence.
- Paint Metal Shields around pool: This has been completed. Carol Keyser contacted Oscar Mayen and he completed the work.
- Safety drains: There is a new federal requirement that all public pools have a safety drain installed by December 20th. Ron Cook will call E-Konomy pools to see if they can do this for Belcorte. Otherwise, he will contact Falcon Pools, which has notified Pinehurst that they can do this work.

Landscape Committee: Alice Kichlu, who oversees landscaping, was absent.

- Belcorte Residents asked not to give instructions to landscapers.
 - Owner of Landscape Service has asked that the residents of Belcorte not ask the landscape workers to perform services on their yards or otherwise give instructions to

- o the workers. Doing so interrupts the schedule that has been set for the work to be done.
 - o If residents have work on Belcorte common areas that they have noticed that needs to be done or problems with the service, they are to contact Alice Kichlu (Board Member) who is the liaison to the landscaping service.
- Schedule: Providing more information on the landscapers schedule will be on the next agenda.

OLD BUSINESS:

Security Issues

- A locked gate was installed at the alley access to Belcorte from Rosewood for security reasons. However, a complaint was received from the Council Office, saying that they had received complaints from parents in the area whose children used the access to go to school. Council Aide stated that they have signed documents from the time Belcorte was built that guaranteed that this access would remain open.
- [Follow-up: Board Member Jason Cook talked to the Council Aide about this. He will petition the City Council to allow the gate.]

Petition for speed humps: Carol Kerchenfaut reporting

- This matter was discussed with a Council Aide. She said that given the situation (the blind curve and the speeding – she drove through Belcorte and saw for herself), Councilman Grassman might finance half of the cost of the 5 speed humps. However, she said that there were no guarantees of even this much, as the City is having to make drastic budget cut, and the amount available to the Council Offices might be severely reduced.
- Estimated cost for the speed humps is about \$2800 per hump, total cost of about \$14,000.
- Asked about fewer speed humps. Aide said we would have to go back to Transportation to get approval for that, since they had determined that Belcorte needs five humps.
- Board decided to drop this matter at this time, due to cost.
- A follow-up contact will be made to the Council Office, asking about the possibility of posting speed limit signs (15 on the curve, 25 on Hayden and 3rd) or a stop sign at the curve.
- A resident suggested, if we decided to proceed on the speed humps, a special assessment could be made of \$90 - \$180 per household.

New Colors Committee, Carol Kerchenfaut reporting (Kate Mann, chrm of the committee was absent)

- Carol Kerchenfaut reported that the Board had decided to slow down on the new colors project, due to the economy.
- A questionnaire is still planned, to get input from each homeowner.
- The plan is to make a final determination on whether or not to proceed on the project by June of 2009.

Landscape Improvement Committee, Jason Cook reporting

- A new list of approved plants, with a number of additions and a few deletions, has been approved. The new list is available on the website.
- Anyone not having a computer may contact a Board member to have the new list sent to them.

NEW BUSINESS

Graffiti: There was an announcement in the news that the City will no longer remove graffiti. This is part of the City budget cuts. The HOA and/or its members will have to handle this problem now.

Annual Meeting:

- Annual meeting will be held at 7:00 PM on **Tuesday, January 13, 2009**, at East Side City Hall, 7575 E. Speedway.
- The officers up for re-election at that meeting are:
Joe Grimm
Jason Cook

Schedule for 2009 HOA Board Meetings: Dates are as follows:

Tuesday, March 10, 2009

Tuesday, June 9, 2009

Tuesday, September 8, 2009

Tuesday, December 8, 2009

All meetings will be held at East Side City Hall, 7575 E. Speedway at 7:00 PM.

RESIDENT INPUT

Solar Panels on homes: The question was raised about homeowners putting up solar panels. While a request and plan would need to be submitted to the Belcorte Architectural Committee for approval, this would be permissible. However, it would have to be restricted to the homeowner's own roof and yard and not extend over the front yard or over any common area.

Trees overhanging roofs: A number of homeowners have received notices about trimming their trees if there are branches that hang over the roof. The insurance agency for the Belcorte Association indicated that these were a hazard and that it must be corrected for continued coverage.

Recycling Bins: Question was raised as to whether these could be left in the carport. "Guidelines and Rules", item 12 states: "***Only automotive & recreational vehicles and City issued trash /recycling containers maybe stored in carports/garages.***"

Light Fixtures on front of homes: A resident stated that there are several homes where the wall light is not working, as required in the CCRs. (See Section 4.04 Exterior Maintenance, Repair and Upkeep, item C.)

Pantano/3rd St. entrance: Once more the difficulty of seeing this entrance at night was raised. All the relevant problems in doing something about this were discussed (Belcorte does not own the property on both sides of the entrance, City restrictions, no electricity on the south side of 3rd St on what is Belcorte property). The pole with the solar light is where Belcorte property ends on the south side. Carol Keyser said that she would have that pole painted with reflective paint. If there is still difficulty, it is recommended that residents go to Pantano/5th St and turn left at the light.

Irrigation lines with no plants: There are still some open irrigation lines where there are no longer plants. Joe Grimm stated that the landscapers were trying to plug those, but that some had been missed. (If residents notice any of these and have a plug, please plug the lines.)

With no further business, the meeting was adjourned at 8:20 PM.

THE NEXT MEETING WILL BE THE ANNUAL MEETING, TO BE HELD TUESDAY, JANUARY 13TH, 2009, AT 7:00 P.M. AT EASTSIDE CITY HALL, 7575 E. SPEEDWAY.

Respectfully submitted,
Carol Kerchenfaut, for
Belcorte Homeowner's Association

Pending items for March 2009 meeting:

- Security additions to pool fence
- Safety drains on the pool
- New landscaping company: schedule.
- Access gate - status

- New colors Committee – survey status.