

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

ANNUAL HOME OWNERS' ASSOCIATION MEETING
January 12, 2010

Alice Kichlu, Vice 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 from Pinehurst Properties and about 20 Belcorte homeowners.

Opening Remarks: Alice Kichlu discussed some of the changes that have taken place in Belcorte this past year. More attention is being given to compliance with the Belcorte CCRs and Rules; this will ensure that Belcorte keeps up a good appearance. There is a new landscape company, Complete Landscaping. They are doing a good job and leave a notice with Alice each week of the work that was done. The previous landscape company charged considerably more.

Minutes: Reported by Secretary Carol Kerchenfaut
Minutes for the Annual Meeting of January 13, 2009: motion made and seconded to accept the minutes as present. Motion passed.

Financials: Reported by Treasurer Joe Grimm

- Budget figures for 2009 through October were presented. All of the figures for November and December have not yet been posted.
- Balance Sheet report of Current Assets as of November 2009:

| | |
|-----------------|-----------------|
| Operating Cash: | \$ 1,122.68 |
| Savings | 13,881.89 |
| CD | <u>5,588.25</u> |
| | \$20,592.82 |

 - Motion made and approved to accept the Financial Report.
- 2010 Budget:
 - Discussion of item for 'Tennis Court Maintenance'. This is money that is to be accumulated for the major maintenance that is needed about every 5-6 years. As a regular budget item, it cannot be carried from year to year. Therefore the decision was made to put this into the Reserve Fund, with a separate listing on paper to track this fund.
 - Question about whether the amount of money listed for landscaping is too little. The homeowner stated that the debris in the cul-de-sacs is a problem. It was pointed out that that work was not included in the specification for the new landscape company. The intention is that this will be handled as a separate contract. [See minutes for Sept. 8, 2009]

However, there is a problem of finances. Fees were not raised this year due to the difficult economy.

The Board will get at least two estimates for this work to see if this expense can be worked into the budget.

In the meantime, homeowners are asked to do the best they can to keep their cul-de-sacs clean and neat.
 - Motion made and seconded to accept the 2010 budget as presented, with the change as noted in first bullet above. Motion passed.

STANDING COMMITTEE REPORTS:

Pool Committee: There is no committee at this time.

- Volunteers needed to sweep the deck, skim the pool as needed on the days pool service is not there, clean bathroom, put out deck furniture in the spring, etc.
 - Jason Cook volunteered to handle this on a temporary basis. (This is in addition to his work on Landscape Rehabilitation.)
 - Caroline Sejnoha volunteered to clean the bathroom. In addition Don Shuman has, for years, helped out at the pool whenever needed.
 - If you would like to volunteer for any of the above tasks, please contact a Board member.
- It was also reported that the east gate had been left open. Homeowners were reminded to keep the gate locked at all times. [Note: Occasionally residents will use the pool restroom.]

Compliance Committee: Barbara Durrett reporting.

Compliance Committee will make their next walk-through on Saturday, January 16.

Landscape Committee:

- Landscape Rehabilitation: Jason Cook reporting.
 - Jason plans to resume new planting soon.
 - Board and homeowners at the meeting extended thanks to Jason for his excellent work, which has already improved the look of Belcorte.

OLD BUSINESS:

- Property Tax Appeal:
 - Paul Spencer volunteered to obtain the forms needed to submit property tax appeals to the Assessor.
 - Homeowners will get their property tax statements in February. They should note whether the evaluation increases or decreases.
 - If evaluations have increased, homeowners should come to the March 9 meeting to obtain an appeals form.
 - There was a consensus among the attendees that homeowners could handle the appeals themselves, rather than pay a firm to handle the appeal.

NEW BUSINESS

- Election of Officers:
 - Alice Kichlu and Carol Kerchenfaut are up for re-election. There is also one vacant position to be filled.
 - Jason Cook nominated Harold Gregorich for the vacant position.
 - Carol Keyser announced the result of the vote.
 - There were 18 ballots submitted at the meeting and 16 absentee ballots.
 - Alice Kichlu, Carol Kerchenfaut and Harold Gregorich were elected.
- Home Foundations
 - Alice Kichlu had some information to give to homeowners about the foundations on the homes in Belcorte and possible problems from this.
 - The foundations are solid only for about 1-2" below ground level; after that the foundation is a mesh.
 - Problem: if water settles against the foundation, dampness will seep through the mesh and up into the home. Known instances of this have resulted in dampness and water in the master bedroom closet.
 - Solution: if you have this problem, fill the area against the mesh with cement or other foundation material.

- Missing letter on Belcorte sign
 - Carol Kerchenfaut stated that a resident had called about the damaged 'Belcorte' sign at Pantano/3rd St: The 'B' and the 'T' are missing. It appears to be vandalism. The resident had found the 'B' and part of the 'T'.
 - Carol Keyser said to bring in the 'B' so that the font of the letter could be determined. She will arrange to have a new 'T' purchased and the 'B' and 'T' replaced.

RESIDENT INPUT

1. There was a question about the newsletter. The newsletter is written by Carol Kerchenfaut and reviewed by other Board members before distribution.
2. Polybutylene [blue] pipe in the section between the meter and the house: A new homeowner raised the issue because they have experienced a major leak in that section of water pipe. When Belcorte homes were built, polybutylene pipe was used for that section of water pipes. One by one those pipes have failed. If those pipes have not already been replaced on your home, be aware that that is a potential problem.
3. Carol Kerchenfaut stated that donations for a number of organizations can be dropped off at the Ward Office. Those organizations include:
 - Community Food Bank: non-perishable foods
 - Southern Arizona Community Diaper Bank: infant/child/adult diapers
 - Southern Arizona AIDS Foundation: Personal hygiene products and household cleaning products
 - Tucson Interfaith HIV/AIDS Network: Personal care items for individuals and families in need
 - ICU: eyeglass donations to a student-led organization that sends them to war-torn countries
 - Cinderella's Closet: prom dress donations so that all young ladies can have a beautiful gown for their prom.
4. Question was asked about the Belcorte units that need repainting. The Compliance Committee is identifying the homes in need of painting, and Pinehurst follows up with notification.
5. A homeowner asked about the dates during which the pool would be open – pool opens on April 1 and closes on October 31st. He inquired as to why the pool was not heated last April 1. Joe Grimm told him that, last April, there was a problem with the heating unit and it took a little time to get it replaced.
6. Another homeowner raised the problem of missing tiles on the edge of the pool.

With no further business, the meeting was adjourned at 8:00 PM.

THE NEXT MEETING WILL BE THE BOARD MEETING, TO BE HELD TUESDAY, MARCH 9, 2010, AT 7:00 P.M. AT EASTSIDE CITY HALL, 7575 E. SPEEDWAY.

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

Pending items for Board meeting, March 9, 2010:

- Final budget figures for 2009
- Property tax appeal

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

**BOARD OF DIRECTOR'S MEETING
March 09, 2010**

Alice Kichlu, President, called the meeting to order at 7:02 p.m. at East Side City Hall. Other Board members present: Joe Grimm, Jason Cook, Harold Gregorich and Carol Kerchenfaut; residents: Lani Ahuna, Barbara Durrett, Bruce Flanagan, Carlene and Dean Jansa, Wicky Seck, Caroline Sejnoha, Don and Virginia Shuman, Paul Spencer. Also present: Carol Keyser from Pinehurst Properties.

Opening Remarks: Alice Kichlu greeted everyone and thanked them for coming out in the rainy weather.

Minutes:

- December 08, 2009, minutes: Approved as presented.
- Minutes for the annual meeting of January 12, 2010, were given provisional approval; final approval must be given at the next annual meeting on January 11, 2011.

Financials: Reported by Treasurer Joe Grimm

- Current Assets as of December 2009: \$20,260.32.
- Financials for January 2010:

Assets:

| | |
|-----------------|-----------------|
| Operating Cash: | \$ 5,229.88 |
| Savings | 14,658.75 |
| CD | <u>5,718.15</u> |
| | \$25,060.78 |

Liabilities

| | |
|------------------------|-----------------|
| Retained Earnings | 4,322.00 |
| Beginning Balance | 15,938.32 |
| Current Year Earn/Loss | <u>5,346.46</u> |
| | \$25,606.78 |

- It was pointed out that the January report does not indicate the increased amount to be added to the reserve fund for the tennis court maintenance. This amount should be \$310 per month instead of the listed \$250. It was requested that Carol Keyser increase that amount and add the necessary amount to make up for January.
- Motion made and approved to accept the Financial Reports for 2009 and for January 2010.

STANDING COMMITTEE REPORTS:

Pool Committee:

- Don Shuman is 'retiring' from his work on keeping the pool deck cleaned up, taking out the pool trash can. He was performed this service for Belcorte for many years. The Board expressed their gratitude for the many years he gave to pool maintenance.
- James Massey will take up the work that Don Shuman was doing. The Board requested that thanks be extended to James in the newsletter.
- Caroline Sejnoha is also helping with pool maintenance by cleaning the bathroom. She stated that she will be posting a cleaning schedule on the back of the bathroom door.
- Wicky Seck said that she has some special cleaner to clean stains from the pool deck. She will leave the solution for James to use as needed.

- Caroline Sejnoha also mentioned that there are some tiles missing on the west edge of the pool.
- Harold Gregorich is doing some of the pool checkups; he needs a key. Jason Cook will see that he gets one.

Landscape Committee: Alice Kichlu reporting.

- Complete Landscapers. Alice contacted them to thank them for the excellent work that they have been doing. Several residents have mentioned to her that they keep Belcorte looking very good.
- Landscapers will do additional work :
 - For an additional \$75 per month, Complete Landscaping will blow and clean all of the cul-de-sac roads. Each road will be cleaned one time per month. Alice Kichlu notified Complete Landscaping that Belcorte accepts this addendum to the contract, which will be in effect in March. This does not include front yards, which are still the responsibility of the homeowner.
 - Landscapers also offered to do weed control and cleaning in the alley, by taking a little time from the commons area work each week to do the alley work. Alice Kichlu agreed to this arrangement.
- Landscape Replenishment Jason Cook reporting.
 - Jason Cook reported that four dead pine trees on Hayden have been removed.
 - One large tree stump on 3rd St. was also removed.
 - 19 new trees have been ordered from Belcorte through Trees for Tucson. They should be here about March 26th.
- Stressed Trees: Several of the pine trees on Hayden have been severely stressed, to the point that they could die. In an attempt to save them, Jason Cook will have tree wells dug to pool the water to the tree roots.
- Stressed Trees by Pool: Wicky Seck asked about the status of the stressed trees by the pool. Joe Grimm stated that he and Jason had arranged for some heavy watering for those trees and they have been coming back.
- Another stump on 3rd: Caroline Sejnoha reported that the stump for the acacia that was removed is sending out shoots. Joe Grimm will arrange for the landscapers to spray the shoots to kill them.

Compliance Committee: Bruce Flanagan reporting.

The following points were made:

- Last walk through was on February 20th.
- On the walk-through, the committee checks on past non-compliance issues, to see if they have been corrected.
- Most common repeat problem: need to repaint.
- A good number of notices have been sent out for weeds in front yards.
- Issues: wild flowers vs. weeds. Fortunately, Barbara Durrett is qualified to distinguish, so homeowners should not be getting notices for wild flowers.
- Bruce clarified the process by explaining that the committee does not decide the non-compliance issue. The committee notes possible problems. Pinehurst then reviews, decides what justifies notification.
- Carol Keyser suggested that the Board develop more specific definitions of the fines for specific violations. Once that is approved by the Board, a copy will be sent to all homeowners.
- The committee to develop the fine amounts is: Alice Kichlu, Bruce Flanagan, and Joe Grimm.

OLD BUSINESS:

- Property Taxes: Belcorte property taxes have gone down substantially. Therefore this won't be appealed this year. Matter needs to be raised again next December.
- Missing Letters on Belcorte sign on 3rd St: Letters have just arrived. Carol Keyser has arranged to have them put up on Friday, March 12th.

NEW BUSINESS

- New Homeowner Directory: Joe Grimm requested an updated homeowner directory. When he receives that, he will post the new list (minus phone numbers) on the website.
- Commercial Truck parked in Belcorte:
 - There has been a large commercial truck periodically parked in front of lot 79. This would block emergency vehicle access to the rest of the homes in the cul-de-sac.
 - Carol Keyser said that Pinehurst would notify the resident that the truck cannot be parked in Belcorte, that it is a violation of a City ordinance.
 - Someone will get the company name and phone number from the truck the next time it's there and get the information to Pinehurst.
- Fines for delinquent dues: Carol Keyser provided a document outlining procedure for dealing with overdue assessments. The amount of the fine can be 10% or \$15, whichever is greater.
- Possible New HOA Rules from the State: Carol Keyser stated that there may be some new HOA rules out of the State Legislature later this year. She thought they may deal with radio towers, among other issues.
- Craftsmen for Hire: Joe Grimm reminded homeowners that there is a 'Craftsmen for Hire' on the website. The names listed there are recommendations from other homeowners. He said that anyone who wants to add a new name to the list – or remove a name if necessary – should contact him.

RESIDENT INPUT

1. Paul Spencer reported that TEP did a drastic cut back of the trees along Pantano, including Belcorte's common area at 3rd and Pantano. Jason Cook said that he had called TEP: they are supposed to cut back the trees in such a way that they will grow back.
2. The rental sign in the common area on 3rd St and Pantano is in violation of Belcorte rules. It must be removed. Joe Grimm volunteered to remove the sign and leave it at the applicable address.

With no further business, the meeting was adjourned at 8:10 PM.

THE NEXT MEETING WILL BE HELD TUESDAY, JUNE 8, 2010, AT 7:00 P.M. AT EASTSIDE CITY HALL, 7575 E. SPEEDWAY. PLEASE NOTE: BELCORTE IS SCHEDULED TO MEET IN THE WARD OFFICE RECEPTION AREA.

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

Pending items for next meeting, June 8th:

- Pool: missing tiles on west edge
- Non-compliance fines – Committee report

Pending items for meeting on December 14, 2010:

- Property tax appeal

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

BOARD OF DIRECTOR'S MEETING
June 08, 2010

Alice Kichlu, 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. Residents: Bruce Flanagan, Pat Flanagan, Betty Potter, Paul Spencer, Lani Ahuna, Carlene Jansa, and Dean Jansa.

Also present: Carol Keyser from Pinehurst Properties.

Absent: Board member Harold Gregorich

Minutes:

- March 9, 2010 Minutes: approved as presented.

Financials: Reported by Treasurer Joe Grimm

- Financials for April 2010:

Assets:

| | | |
|-----------------|----|-----------------|
| Operating Cash: | \$ | 4,166.53 |
| Savings | | 15,676.47 |
| CD | | <u>5,718.15</u> |
| Total Assets: | | \$25,561.15 |

Liabilities & Capital

| | | |
|------------------------|--|-----------------|
| Liabilities | | 0.00 |
| Retained Earnings | | 4,322.00 |
| Beginning Balance | | 15,938.32 |
| Current Year Earn/Loss | | <u>5,300.83</u> |
| Total Capital | | \$25,561.15 |

- Motion made and approved to accept the Financial Reports for April 2010.

STANDING COMMITTEE REPORTS:

Pool Committee:

- Missing tiles: This matter is postponed until the next meeting.
- Trash left around pool: Caroline Sejnoha, one of the pool maintenance volunteers, reported that trash has been left around the pool and the hose has been left running.
- Rest room tile: Caroline also reported that the tile in the rest room needs replacing. Joe Grimm will inspect that and get back to the Board with a recommended action.

Landscape Committee: Alice Kichlu reporting.

- Trees around pool. Two of the three trees around the southeast area of the pool are dead and need to be removed. Alice Kichlu obtained an estimated from Complete Landscaping; they will do the work, including grinding the trunks, for \$495. Decision made to accept the bid and tell Complete Landscaping to proceed with the work.
- Palo Verde with broken limb : Complete Landscaping, in their regular maintenance, has removed the broken limb from the palo verde tree on 3rd St.

Compliance Committee: Bruce Flanagan reporting.

- Pinehurst inspections: Carol Keyser reported that Ed Wagner, who has been working with the Compliance Committee, is no longer working at Pinehurst. In the future, Carol Keyser will be handling the official inspections based on suggestions from the Compliance Committee.
- Non-compliance overview: If there is a non-compliance issue, two friendly reminders will be sent to the homeowner, then a notice of a hearing. If the homeowner neither corrects the issue nor attends the hearing, then a fine can be levied. For full details of the non-compliance procedure, see Belcorte website under 'Residents – Non-compliance'.
- The procedure for dealing with non-compliance issues was discussed.
- Carol Keyser suggested that the table of non-compliance actions and fines be posted on the bulletin board at the pool. Joe Grimm said that he would take care of that.

OLD BUSINESS: None.

NEW BUSINESS

- Unlit lamps on front of homes: There are several houses at which the lamp on the front of the house is not working. Belcorte CCRs require that this lamp is lit at night; this is a safety issue. The point was made that, in many of these instances, the homeowner is simply unaware that the lamp does not come on at night. Notices will be sent the homeowners about these non-operational lamps.
- Possible Belcorte Yard Sale: The suggestion was made that Belcorte have an HOA-wide yard sale. This would probably be around mid-October. Most of those attending the meeting were in favor. An item will be included in the newsletter asking other residents to let a Board member know their opinion.
- New HOA laws: Carol Keyser sent to each Board member a list of new State legislation. Two items concerned HOAs, one of which passed and was signed by the Governor. Carol suggested that this be included in the newsletter.
- Pinehurst Changing Banks: Carol Keyser stated that Pinehurst is change banks from First National to Alliance Bank of Arizona; Alliance will be more accommodating to Pinehurst management and to HOAs.
 - CHANGES INCLUDE:
 - As of 2011, the fee coupons will be bar-coded and will be sent directly to a payment center. Pinehurst will not have to tabulate these.
 - Homeowners will be able to pay by credit card.
 - NO CHANGES IN THE FOLLOWING:
 - Automatic payments will continue with no action necessary for the homeowner.
- Summertime Problems: Vandalism: Carol Kerchenfaut wanted to remind the residents that summertime can bring vandalism problems. Everyone should be alert and call police if they see anything suspicious.

RESIDENT INPUT

1. Belcorte Appearance – Improvements needed. Pat Flanagan discussed Belcorte's appearance. She reminded the meeting that Carol Keyser told us over a year ago that

Belcorte's old-fashioned looks turns off some potential buyers. (Carol Keyser said that is still true.)

But Pat pointed out a number of common area problems that make Belcorte look tacky: cracked walls, irrigation lines exposed, sloppy alley paint, unmatched entrance lamps (i.e., 3rd & Pantano and 5th & Hayden), etc.

Money is needed to correct all these problems in appearance. The question is: would homeowners be willing to pay significantly higher dues to maintain Belcorte at a better level – which would, in turn, improve home values.

Carol Keyser suggested borrowing money to make these improvements. Carol Kerchenfaut objected to using loans to do this, feels that, if it is to be done, should be done out of regular dues.

2. Lights for 3rd & Pantano Paul Spencer suggested a possible solution to the problem of how dark that intersection is. He said that it might be possible to deal with TEP: in another location, they put up lights on a telephone pole, on the condition the HOA pays the electric bill. Need to check to see if there is a telephone pole that would work for this.

With no further business, the meeting was adjourned at 8:35 PM.

THE NEXT MEETING WILL BE HELD TUESDAY, SEPTEMBER 14, 2010, AT 7:00 P.M. AT EASTSIDE CITY HALL, 7575 E. SPEEDWAY. PLEASE NOTE: BELCORTE IS SCHEDULED TO MEET IN THE WARD OFFICE RECEPTION AREA.

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

Pending items for next meeting, September 14th:

- Pool: missing tiles on west edge
- Possible yard sale: what response received
- Belcorte appearance
- Discuss possible increased dues for 2011 for improved maintenance
- Possible light on telephone pole, 3rd & Pantano
- Pool maintenance

Pending items for meeting on December 14, 2010:

- Property assessment appeal

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

BOARD OF DIRECTOR'S MEETING
September 14, 2010

Alice Kichlu, 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.
Residents: Bruce Flanagan, Pat Flanagan, Gloryann Averaino, Betty Potter, Paul Spencer, Carlene Jansa, Dean Jansa, Virginia Shuman, Don Shuman, Barbara Durrett, and two other residents not on the sign-in sheet.
Also present: Carol Keyser from Pinehurst Properties.
Absent: Board member Harold Gregorich

Minutes:

- June 8, 2010 Minutes: approved as presented.

Financials: Reported by Treasurer Joe Grimm

- Financials for July 2010:

Assets:

| | | |
|-----------------|----|-----------------|
| Operating Cash: | \$ | 2,917.69 |
| Savings | | 16,634.99 |
| CD | | 5,718.15 |
| Money Market | | <u>2,204.25</u> |
| Total Assets: | | \$27,475.08 |

Liabilities & Capital

| | | |
|------------------------|--|-----------------|
| Liabilities | | 0.00 |
| Retained Earnings | | 4,322.00 |
| Beginning Balance | | 15,938.32 |
| Current Year Earn/Loss | | <u>7,214.76</u> |
| Total Capital | | \$27,475.08 |

- Motion made and approved to accept the Financial Reports for July 2010.

STANDING COMMITTEE REPORTS:

Pool Committee:

- Missing tiles: No missing tiles were found. Matter tabled.
- Maintenance: Caroline Sejnoha and Jamie Massey are the Belcorte volunteers who are taking care of maintenance time and matters not handled by Economy Pools. Thanks to them for their work.
- New Pool Rule: A group using the pool had a grill in the pool area. This is a safety problem. Therefore, the Board decided that a new rule needs to be added to the Pool Rules:
 - **New Pool Rule: No cooking is allowed in the pool area.**
 - Reminders:
 - If you have more than 6 people at the pool, please notify a Board member;
 - The pool must remain open to all Belcorte residents during the use of the pool by a group.

Landscape Committee: Alice Kichlu reporting.

- Alice Kichlu reported that the landscapers fixed 5 leaks this past week. They also sprayed pre-emergent.

- Belcorte contract with Complete Landscaping is for 2 to 2 ½ hours week per week, with 2-3 workers.
- Alice is also getting an estimate for the removal of several dead trees on Hayden.
- The landscapers reported that someone has been turning off the irrigation taps. Alice obtained an estimate for installing a locked 'safeguard' on the taps; the cost would be \$1,017. At the suggestion of Joe Grimm, Alice will have the landscapers install an insulation cover, at a cost of \$75-\$100, which should provide some protection plus protect the exposed pipes from winter freezing.
- Complaints
 - There was a complaint that all of Belcorte common areas were not cleaned each week: see 2nd bullet above: Belcorte pays for about 6 man-hours per week.
 - There was a complaint that the cul-de-sacs were not being cleaned and the streets are not as clean as they should be.
 - There was a complaint about the tree wells and exposed irrigation lines on Hayden. Jason Cook explained that the wells were dug to try to get water to those trees to see if they could be saved. Alice Kichlu will have the landscapers fill in the wells.
 - A resident was of the opinion that the landscapers were pruning the shrubs more that they should be, that some plants (such as sage, ocotillo) should not be 'shaped'. Alice explained that many of the shrubs had so much deadwood that severe pruning was necessary. As for the shape, that is a matter of instruction to the landscapers.
- Street cleaning Regarding the above comment about cleaning the streets and cul-de-sacs, Carol Keyser suggested that Belcorte consider hiring a firm like Diggers & Sons to clean the streets once per month. She will get an estimate from them.
- A homeowner asked about the queen palm on Hayden that is between the sidewalk and the home; the fronds are scraping against the wall. It was explained that the Board decided earlier this year to remove trees in those areas; two trees have been removed. Board will put that tree on the removal schedule. In the meantime, the tree will be trimmed.
- Jason Cook volunteered to oversee the landscapers' work at this time.

Compliance Committee: Bruce Flanagan reporting.

- Non-Compliance reports: Bruce reported the following notices have been sent:
 - 9 First Notices
 - 13 Second Notices
 - 9 Notices have been sent on repainting. Painting problems are allowed 6 months for correction.
- Hearings on unresolved second notices will occur on the last Tuesday in October (Oct. 26th). Four homeowners, including a Board liaison, will conduct the hearings.
- Note: Non-compliance procedures are on the website, under 'Noncompliance'.

OLD BUSINESS:

- Carport Sale: There has been enough interest in a Belcorte Carport Sale to schedule this. It will be held **Saturday, October 23, 2010.**
 - Jason Cook will put notices in the Shopper and on Craigslist.
- Belcorte Improvements: At the June meeting there was a discussion of actions that are needed to keep Belcorte looking good, so that homes will sell and property values will stay high. The Board identified some initial projects that it will try to accomplish this year. See next bullet.
- Belcorte Projects: The Board projects will be accomplished as money is available. Estimates will be obtained. The number and scope of the projects will depend on those estimates and the amount of money available. Project in priority order are:
 1. Paint common area walls on the Summertree side of 3rd and Hayden. If money is available, paint 5th St and Pantano walls and the half walls.

2. Paint the pool area.
 3. Get an evaluation and recommendation on what, if anything, needs to be done to improve the irrigation system.
- Dues increase:
 - Minimum increase: The Board has decided on a dues increase of \$2.50 per month for 2011, to \$60.50 per month.
 - Additional increase: Carol Kerchenfaut has proposed a larger increase of from \$5.00-\$10.00 per month for 2 purposes: 1) Further upkeep and maintenance of Belcorte common areas; and, 2) build up the reserve.
 - ❖ When consulted, Carol Keyser stated that Belcorte should have at least a reserve of one year's budget. Currently the reserve is less than half that amount.
 - ❖ To determine the additional amount that will be needed, an estimate of all maintenance needed in Belcorte over a 5-10 year period; the amount of additional dues needed will be determined by those costs.
 - ❖ A vote on this matter will occur at the January 11, 2011 annual meeting.
 - Possibility of attaching a light to a telephone pole at 3rd and Pantano: This idea was dropped, as there is no pole at that corner.

NEW BUSINESS

- Painting Carport Floors: There was a suggestion that the Board authorize the use of a paint for carport floors: Rust-oleum Epoxy Shield. This comes in two colors, Gray Gloss and Tan Gloss; it can be applied with or without flecks.
 - An acid wash of the cement to de-grease the floor would be required before applying the paint.
 - This issue will be discussed further at the Annual Meeting.
- 2011 Belcorte HOA Meeting Dates: A room at East Side City Hall has been reserved for 2011 Belcorte meetings. The following dates have been scheduled:
 - Tues., January 11, 2011, 7:00 PM – ANNUAL MEETING
 - Tues., March 8, 2011, 7:00 PM
 - Tues., June 14, 2011, 7:00 PM
 - Tues., September 13, 2011, 7:00 PM
 - Tues., December 13, 2011, 7:00 PM

RESIDENT INPUT

1. Pool Lights. Betty Potter said that there are still some light at the pool that need new bulbs.

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

THE NEXT MEETING WILL BE HELD TUESDAY, DECEMBER 14, 2010, AT 7:00 P.M. AT EASTSIDE CITY HALL, 7575 E. SPEEDWAY.

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

Pending items for next meeting, December 14th:

- Additional dues increase for 2011: discussion. Vote at Annual Meeting in January.
- Improvement Projects
- Possible Property Assessment Appeal
- Paint Carport Floors
- Street Cleaning

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

BOARD OF DIRECTOR'S MEETING
December 14, 2010

Alice Kichlu, President, called the meeting to order at 7:02 p.m. at East Side City Hall.
Other Board members present: Joe Grimm, Jason Cook, Harold Gregorich and Carol Kerchenfaut.
Residents: [Approximately 12-14 residents. Secretary did not get list of those who attended.]
Also present: Carol Keyser from Pinehurst Properties.

Minutes:

- September 14, 2010 Minutes: approved as presented.

Financials: Reported by Treasurer Joe Grimm

- Financials as of October 2010:

Assets:

| | |
|-----------------|-------------|
| Operating Cash: | \$ 8,583.31 |
| Savings | 17,586.62 |
| CD | 5,718.15 |
| Money Market | _____ .24 |
| Total Assets: | \$31,888.32 |

Liabilities & Capital

| | |
|------------------------|-------------|
| Liabilities | \$ 0.00 |
| Retained Earnings | 4,322.00 |
| Beginning Balance | 15,938.32 |
| Current Year Earn/Loss | 11,628.00 |
| Total Capital | \$31,888.32 |

- Motion made and approved to accept the Financial Reports for October 2010.
- 2011 Budget:
 - 2011 Budget was presented.
 - Selected proposed Budget items were:
 - Estimated annual income: \$62,934
 - Estimated annual expenses: \$57,795.
 - Some of the changes from the 2010 budget were:
 - Increase in Landscape Maintenance from \$900 to \$2000. This items includes money for new trees and shrubs.
 - Budgeted amounts for electricity and water were increased.
 - Payments to the Reserve Fund were increased by \$30 per month.
 - The Proposed 2011 Budget will be discussed again at the Annual Meeting.

STANDING COMMITTEE REPORTS:

Pool Committee:

- Leak in the pump room:
 - This was a slow drip in an area not clearly visible so the leak continued for some time.
 - A lot of things stored in the pump room were ruined, including some of the Christmas decorations and papers in the file cabinet. Ruined items were discarded.
 - The file cabinet was moved to the Store room for storing cleaning supplies.
- Change Lock to the Store Room: It was recommended that the lock on the Store Room be changed. Currently the same key that opens the pool gates and the rest room can be used for the Store room.
- Broken pool furniture: The broken pool furniture that has been stored in the corner was also discarded. In April, an inventory of the pool furniture will be taken to determine what is needed.

Landscape Committee: Alice Kichlu reporting.

- Tree Maintenance
 - The Architectural Committee has been working with an arborist from Complete Landscaping.

- The Committee did a walk-thru with the arborist as he evaluated each tree.
 - He has presented a prioritized list of tree maintenance to be done over a 3-year period.
 - The estimate of the 'Do Immediately' items (dead tree removal, trimming of dead branches, urgently needed thinning): \$3640.
 - The Board agreed that this work is needed. Motion made and passed to authorize this work.
 - The remaining work, which the arborist recommends be done within the next two years, was estimated at \$5570.
 - These estimates include at 15% discount that Belcorte gets from Complete Landscaping.
- Cleaning the 3rd St and Hayden alleys.
 - An estimate of \$1000 was received for clearing the alleys of weeds and removal of 2 trees in the Hayden St alley.
 - \$300 was authorized for the initial work.
 - Belcorte will not continue to use this person to finish the alley work, as he is not licensed, which may present liability issues.
- Safeguards on irrigation taps:
 - Joe Grimm has obtained and installed the thermal covers for the irrigation taps and fastened those covers with a padlock.
 - These covers will prevent these taps from freezing (which has happened in the past) and will keep unauthorized persons from turning off the irrigation (which has also happened in the past).
 - Carol Keyser requested that a key to this padlock be provided to Pinehurst. Joe Grimm stated that he has already given a key to Amy at Pinehurst.
- Street cleaning
 - A suggestion was made at the last meeting to consider contracting with an outside firm to clean Belcorte streets quarterly.
 - Carol Keyser was to obtain an estimate from a firm with does this work.
 - The estimate for the initial work was \$350.
 - This item was tabled at this time, as there are other things more urgently needed in Belcorte.

Compliance Committee: Bruce Flanagan reporting.

- Bruce Flanagan reported that things are going well: the non-compliance issues are being corrected.
- There are still five houses to be painted.
- Paint on carport cement. One home has been approved for this on a trial basis. One issue is that this paint is recommended only for enclosed garages, not carports. We need to know how the paint will weather. Decision on if it will be generally allowed is tabled. For enclosed garages, HOA approval is not an issue; owners can paint the floors if they wish.

OLD BUSINESS:

- Carport Sale: The Belcorte-wide carport sale, held on Oct. 23, was not a big success. It probably will not be repeated next year, but might be considered again at a later time.
- Project 1 of Belcorte Improvements Paint wall and pool buildings:
 - Two bids have been received.
 - Desert Hues has submitted a bid of \$9000 to paint all walls, including Pantano and Fifth St. walls, the cul-de-sac wall extensions, the back walls on each cul-de-sac, and pool house and walls.
 - Stetson has also submitted a bid. Bid details weren't available at the meeting.
 - Suggested addition to the Project: A resident suggested that, after the trees are trimmed (step 1), and the wall between Summertree and Belcorte painted (step 2),

- gravel be put down to keep mud and dirt from being splashed on the walls when it rains. There is little or no gravel in that area at this time.
- Another Suggestion: It was also suggested that that wall (between Summertree and Belcorte) be painted a darker color so that it would show the dirt so much. CCRs and By-Laws will be checked to see if there is any requirements that would prevent this.
- Dues increase:
 - An additional increase of from \$5.00-\$10.00 per month has been proposed.
 - This was discussed at the Sep. 14 meeting and will be discussed again at the annual meeting. There was no further discussion at this time.
 - However, Carol Keyser stated that the copy of the CCR's turned over to Pinehurst at the time they were hired stated that the Board could approve a 10% dues increase without homeowner vote. If that is the case the Board could authorize a \$5.00 increase for next year.
 - ❖ Alice Kichlu thought that that was not the currently registered copy of the CCRs.
 - ❖ Carol Keyser will check to see what copy is on file with the State.
- Property Assessment Appeal: Property assessments have been received and are down from last year. Therefore, no appeal will be initiated.
 - Note: This does not mean that taxes may not increase. That will depend on what rate is voted by the County Supervisors.

NEW BUSINESS

- Pinehurst closed: Pinehurst will be closed from Dec. 22, 2010 through Jan. 3, 2011. If there is an emergency, call Pinehurst and leave a message. Someone will check for messages.
- New Signs: Carol Kerchenfaut talked to one of the Council Aides about replacing the faded 'No Parking' and leash law signs. She will send a list to the Council Office, and the Aide will forward it to the Dept of Transportation.

RESIDENT INPUT

1. Website Security for Financial Information. A resident raised the issue of the security on this type of information. Joe Grimm stated that specific transaction details are not posted, only balance sheet information.

With no further business, the meeting was adjourned at 8:12 PM.

THE NEXT MEETING WILL BE THE ANNUAL MEETING AND WILL BE HELD TUESDAY, JANUARY 11, 2011, AT 7:00 P.M. AT EASTSIDE CITY HALL, 7575 E. SPEEDWAY.

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

Pending items for Annual Meeting, January 11, 2011:

- Additional dues increase for 2011: discussion and decision.
- Annual Budget
- Election of Officers
- Improvement Projects, incl. color to paint Bel/Summertree wall
- Alley weed removal

Pending items for next Board Meeting, March January 11, 2011

- Street Cleaning – item tabled at the December 14, 2010, meeting
- Improvement Projects for 2011
- Inventory of pool furniture
- Alley tree removal (if not handled at Annual mtg)
- Street cleaning