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**Belcorte Homeowners' Association**  
**Annual Meeting Minutes**  
**Thursday, January 9, 2014 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

<u>  X  </u>	<b>Harold Gregorich</b> , Treasurer
<u>  X  </u>	<b>Sandi Grimm</b> , Secretary
<u>  X  </u>	<b>Diana Iglesias</b> , Member
<u>  X  </u>	<b>Alice Kichlu</b> , President
<u>  X  </u>	<b>Margaret Seck</b> , Member
<u>  X  </u>	<b>Carol Keyser</b> , Managing Agent
<u>  X  </u>	<b>Donna Rainville</b> , Meeting Minutes
<u>  X  </u>	<b>Donna Wood</b> , Pinehurst Properties

**Residents:**

<u>  X  </u>	<b>Barbara Jean Durrett</b> , Lot 23	<u>  X  </u>	<b>Casilda Quiñones</b> , Lot 37
<u>  X  </u>	<b>William Hallett</b> , Lot 75	<u>  X  </u>	<b>Nelda Rhea</b> , Lot 32
<u>  X  </u>	<b>Carol Kerchenfaut</b> , Lot 30	<u>  X  </u>	<b>John Seck</b> , Lot 15
<u>  X  </u>	<b>Donald Kimball</b> , Lot 41	<u>  X  </u>	<b>Virginia Shuman</b> , Lot 74
<u>  X  </u>	<b>Linda Laux</b> , Lot 45	<u>  X  </u>	<b>Caroline Streed</b> , Lot 64
<u>  X  </u>	<b>Betty Potter</b> , Lot 40	<u>  X  </u>	<b>Mike Streed</b> , Lot 64

The meeting was called to order at 6:59 p.m. Quorum was established and Alice Kichlu welcomed homeowners to the meeting.

**I. Minutes Approval** (Alice Kichlu)

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- **A motion was made and seconded (Grimm/Iglesias) to approve the January 10, 2013 Meeting Minutes as presented. Motion passes unanimously.**

**II. Treasurer's Report** (Harold Gregorich)

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- Harold Gregorich reviewed the financials as follows:
  - The reserve fund has \$30,550.
  - Operating account has \$24,606.
  - Total assets are \$55,156.
- The following capital expenditure projects were completed in 2013:
  - Tree removal and stump grinding of pine trees
  - Pool face lift
  - Closed the throughway to the *Schumacher Elementary School*
  - Repaired the ramada roof
  - Painted the center wall at the end of the cul de sac and the pony walls
- Harold distributed a graphic representation of where Association monies were spent and what percentage of the total budget they represented in 2013.

### **2014 Proposed Budget**

- Harold reviewed the Proposed 2014 Budget noting:
  - No dues increase for 2014.
- Capital expenses slated for 2014 include:
  - Tennis court resurfacing (April/May with pickle ball line)
  - Purchase of new commercial grade chaise lounges for the pool
  - Paint walls along tennis court
  - Address the irrigation system (in phases)
  - Install a light on Pantano Road entrance (City of Tucson may help with this)
- Discussion ensued regarding the Reserve Account funding and goals with residents noting concern over the maintenance of the account. Donna Wood explained the Board plans to transfer a \$10-\$15,000 surplus from the operating account into the reserve account, which currently has \$30,550.
- The Board indicated that a reserve study was contemplated in the past, but the cost was deemed prohibitive for the Association. There was a less expensive way to accomplish a reserve study but it required significant individual commitment and no one was willing to volunteer. Don Kimball announced his willingness to pursue this.
- **A motion was made and seconded (Grimm/Iglesias) to approve the 2014 Proposed Budget and Financial Report as presented. Motion passes.**

### **III. Election**

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- Board candidates introduced themselves as follows:
  - **Linda Laux** moved to Belcorte in 2002
  - **Harold Gregorich**, living in Belcorte for 4.5 years, served the Board for four years
  - **Don Kimball** has owned in Belcorte 4-5 years with his granddaughter living on the property. He has many years experience on various boards and understands how boards can positively support the Association.
- Donna reported that Harold Gregorich, Linda Laux and Don Kimball were duly elected to the Board for a two year term by majority of absentee ballots and those present.
- Alice noted that she has lived in Belcorte since 1987. Diana Igelsias announced that there was a cake to thank Alice and Sandi to celebrate their dedicated and long-standing service to the Association.

### **IV. Resident Feedback**

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- The meeting minutes and monthly financials are posted to the Website. Need to remove Schumacher School information from website since the school is now closed.
- A resident questioned what the Association legal fees were for. Donna W. explained two properties went into collections. One account is paid and the other is setting up a payment plan.
- Alice distributed a handout of holiday safety tips to homeowners for their information.

### **V. New Business**

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- There has been some interest in creating Neighborhood Watch on Hayden Street. Homeowners will be pursuing this, but action was postponed until after the holidays.

## Belcorte Homeowners' Association Annual Meeting Minutes

Thursday, January 9, 2014

Page 3 of 3

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- Several break-ins noted in the last six months, some have been captured on video, but perpetrators remain at large.
- One property owner reported a termite infestation and warned others to check their property.
- Lots of dog scat observed in the area, but deemed not likely to be Belcorte residents.

### **VI. Future Meetings**

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- Board meetings are held every three months on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710. The next meeting will be:
  - **March 11, 2014 at 7:00 p.m.**
  - June 10, 2014 at 7:00 p.m.
  - September 9, 2014 at 7:00 p.m.
  - December 9, 2014 at 7:00 p.m.

### **VII. Adjournment**

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- **There being no further items of business, the Board adjourned the meeting at 7:48 p.m.**

### **Belcorte Board Members**

	<b>Board Term</b>	<b>Phone</b>	<b>Cell</b>	<b>Email</b>
Harold Gregorich, Treasurer	2016	290-5864		<a href="mailto:haroldg40@gmail.com">haroldg40@gmail.com</a>
Don Kimball, Secretary	2016	290-8914	237-3092	<a href="mailto:Dwkimball.dwk@gmail.com">Dwkimball.dwk@gmail.com</a>
Diana Iglesias, President	2015	265-7139		<a href="mailto:azgma66@cox.net">azgma66@cox.net</a>
Linda Laux, Asst. Secretary	2016	731-1825		<a href="mailto:Azred56@yahoo.com">Azred56@yahoo.com</a>
Margaret Seck, Vice President	2015	867-6778		<a href="mailto:Wjs20923@hotmail.com">Wjs20923@hotmail.com</a>
Donna Wood, Property Manager		298-2146	730-1913	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>
Carol Keyser, Management Agent		298-2146	403-8312	<a href="mailto:info@pinehurstproperties.net">info@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Board Meeting Minutes**  
**Tuesday, March 11, 2014 at 7:00 p.m.**  
Eastside City Hall

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***Present:***

**Board:**

<u>  X  </u>	<b>Diana Iglesias</b> , President
<u>  X  </u>	<b>Margaret Seck</b> , Vice President
<u>  X  </u>	<b>Don Kimball</b> , Secretary
<u>  X  </u>	<b>Harold Gregorich</b> , Treasurer
<u>  X  </u>	<b>Linda Laux</b> , Member
<u>  na  </u>	<b>Carol Keyser</b> , Managing Agent
<u>  X  </u>	<b>Donna Wood</b> , Managing Associate
<u>  X  </u>	<b>Donna Rainville</b> , Meeting Minutes

**Residents:**

<u>  X  </u>	<b>Jason Cook</b> , Lot 71	<u>  X  </u>	<b>John Seck</b> , Lot 15
<u>  X  </u>	<b>Barbara Jean Durrett</b> , Lot 23	<u>  X  </u>	<b>Carolina Sejnoha</b> , Lot 19
<u>  X  </u>	<b>Gloria Hinzman</b> , Lot 13	<u>  X  </u>	<b>Paul Spencer</b> , Lot 38

The meeting was called to order at 6:57 p.m.

**I. Minutes Approval** (Diana Iglesias)

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- **A motion was made and seconded (Gregorich/Kimball) to approve the December 10, 2013 Meeting Minutes as presented. Motion passes.**
- **A motion was made and seconded (Kimball/Seck, M.) to approve the January 9, 2014 Annual Meeting Minutes. Motion passes.**

**II. Treasurer's Report** (Harold Gregorich)

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- Harold Gregorich reviewed the January and February Financials with the following balances as of February 28, 2014:
  - Operating account has \$10,577.
  - The reserve fund has \$50,584.
  - Total assets are \$61,161.
  - February income was \$5,087; expenses were \$3,526 for a net gain of \$1,561.
- **A motion was made and seconded (Kimball/Seck, M.) to approve the Treasurer's Report as presented. Motion passes.**
- Reserves are the highest they have been in over five years
- Harold reported good progress on 2014 capital expenses most of which are already scheduled or completed. As of March 11, this includes: tennis court repair and painting, new pool furniture, pool repair and pony wall painting.
- Insurance rates should be lower next year, freeing more funds for capital improvements in the community.

### **III. Committee Reports**

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#### **Architecture Review Committee**

- Discussion ensued on ways to freshen up the properties and modernize the community to seem more modern, not be as dated. Changing paint colors and/or light fixtures were suggested. Further discussion is needed on these issues.

#### **Landscape Committee (Diana Iglesias)**

- Diana Iglesias reported that the Association solicited four different bids for irrigation work ranging from \$22,000 (a total revamp) to just under \$9,000 for less extensive repair. The Committee decided a full overhaul was not needed and accepted the *Complete Landscaping* bid. *Complete Landscaping* is also familiar with the property since they provide the regular landscaping service for the community. *Complete Landscaping* will be installing a new pipeline utilizing the existing sleeve as well as installing new valves and timers.
- The irrigation work was originally scheduled for the week of March 17<sup>th</sup>, but the *Blue Stake* people are behind and have not yet marked the area for existing underground pipes, wiring, etc. They hope to start the irrigation project by the beginning of April.
- It was suggested that it would be helpful to have a drawing of the irrigation system done as a historical document so that future committee and/or board members have access to the information.

#### **Maintenance Committee (Harold Gregorich)**

##### **Tennis Court**

- Harold reported the tennis court is scheduled to be painted on April 7, 2014. To add versatility to the court, there will also be two pickle ball courts painted with removable nets. The prior bid from *Southwest Sport Surfaces* will be honored by the vendor. This work was purposely delayed since it must be done in the warmer months in order to adhere best.

##### **Graffiti**

- Jason Cook reported he paints any graffiti promptly to minimize the exposure and to discourage the graffiti artists. He has a supply of both colors so the covered graffiti always blends well with the surrounding colors. Residents were encouraged to call the City of Tucson abatement program for graffiti in the alleys where the color is not so critical.
- The Third Street and Hayden Drive street sign has been replaced.

##### **Painting**

- Donna W. reported that Veronica Coffey from *Dunn Edwards Paint* was very ill and could not attend tonight's meeting to discuss paint colors. This discussion was postponed until the next meeting.
- The wall behind the tennis court was painted as well as the pony walls in the same vicinity.

##### **Pool**

- Diana reported that there are four new chaise lounges at the pool. Harold agreed to lock up the lounges until the pool opens.
- Harold noted the pool repair is to be done before the pool opens on April 1. It is under warranty, but some cracks have developed where the deck was done last year.
- Diana, Harold and Linda cleaned the pool pump room, noting there was a lot of dirt and debris in this area.

- Harold remounted the security bars on the east side of pool, now the west side fencing is loose and *G&G* will be repairing that as well.
- The Association may consider scheduling a neighborhood party to celebrate spring once the tennis courts are completed and the pool is opened.

**General**

- Residents questioned if any complaints were received about the walled in passageway. Donna W. confirmed no complaints.
- Diana noted that a group of Board members would be inspecting the neighborhood to identify any CC&R violations on Friday morning, March 14, 2014.
- Harold added security bars to his home's windows. They were installed by *Mendez Wrought Iron* for only \$3,000 and Harold was pleased with their work. Harold will add *Mendez Wrought Iron*, as well as other recommended service providers to the list of vendors on the Belcorte website.

**IV. New Business**

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**Street Lighting**

- Don Kimball presented the options for installing a street light at the northeast corner of Third Street and Pantano Road. The *City of Tucson* will not assist in obtaining a light.
- Option 1: *Tucson Electric Power (TEP)* would install a 16' pole with 100w sodium vapor light and cable.
  - requires hiring someone to dig trench ( $\approx 300' \times 24"$  deep)
  - Cost of trench  $\approx$  \$600
  - Needs *City of Tucson* building permit
  - Monthly charge of \$27.92 per light with four year contract
  - *TEP* provides electricity and all future maintenance
- Option 2: Purchase *Inovas Solar* street lights (16')
  - Installation by an independent electrician
  - Costs  $\approx$  \$7,500 per light including installation
  - No operating/maintenance costs for the first ten years
  - Battery replacement costs  $\approx$  \$500
  - Association responsible for all future maintenance/replacement costs
- Don recommended that the Association have *Tucson Electric Power* install the light since the long term cost was less (\$3,350/10 yr vs. \$7,500) and there would be no maintenance expense.
- **A motion was made and seconded (Gregorich/Seck, M.) to approve the estimate to have *TEP* install a street light at the northeast corner of Third Street and Pantano Road. Motion passes.**
- The possibility of simultaneously installing a street light at Hayden Drive and Fifth Street was discussed as desirable but not in the budget for this year. This was determined to be an appropriate goal for another year's budget.

**V. Homeowner Concerns**

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- An owner commented that glass globes on the common area lights at the end of cul de sac get very dirty and look old. It was suggested that a future project might be to look at replacing or updating these lights possibly along with new light fixtures on the home.

## Belcorte Homeowners' Association Board Meeting Minutes

Tuesday, March 11, 2014

Page 4 of 4

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- A resident inquired about the broken shower at the pool. Harold noted one shower was fixed, but the second shower is beyond repair with leaks in the wall. The major work to repair the second shower was deemed low priority in the capital expense budget for now.

### VI. Future Meetings

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- Board meetings are held every three months on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710. The next meeting is:
  - **June 10, 2014 at 7:00 p.m.**
  - September 9, 2014 at 7:00 p.m.
  - December 9, 2014 at 7:00 p.m.

### VII. Adjournment

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- **There being no further items of business, the Board adjourned at 7:54 p.m.**

### **Belcorte Board Members**

	Board Term	Phone	Cell	Email
Diana Iglesias, President	2015	777-3830	481-0244	<a href="mailto:azgma66@cox.net">azgma66@cox.net</a>
Harold Gregorich, Treasurer	2016	296-7123		<a href="mailto:haroldg40@gmail.com">haroldg40@gmail.com</a>
Don Kimball, Secretary	2016	290-8914	237-3092	<a href="mailto:Dwkimball.dwk@gmail.com">Dwkimball.dwk@gmail.com</a>
Linda Laux, Asst. Secretary	2016	731-1825		<a href="mailto:Azred56@yahoo.com">Azred56@yahoo.com</a>
Margaret Seck, Vice President	2015	867-6778		<a href="mailto:Wjs20923@hotmail.com">Wjs20923@hotmail.com</a>
Donna Wood, Property Manager		298-2146	730-1913	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>
Carol Keyser, Management Agent		298-2146	403-8312	<a href="mailto:info@pinehurstproperties.net">info@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Meeting Minutes**  
**Tuesday, June 10, 2014 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

<u>  X  </u>	<b>Diana Iglesias</b> , President
<u>  X  </u>	<b>Margaret Seck</b> , Vice President
<u>  na  </u>	<b>Harold Gregorich</b> , Treasurer
<u>  X  </u>	<b>Don Kimball</b> , Secretary
<u>  X  </u>	<b>Linda Laux</b> , Member at Large
<u>  X  </u>	<b>Donna Wood</b> , Managing Associate

**Residents:**

<u>  X  </u>	<b>Jason Cook</b>	<u>  X  </u>	<b>Debbie Hood</b>
<u>  X  </u>	<b>Doug Hood</b>	<u>  X  </u>	<b>Barbara Durrett</b>
<u>  X  </u>	<b>Virginia Shuman</b>	<u>  X  </u>	<b>Don Shuman</b>
<u>  X  </u>	<b>Nancy Marcott</b>	<u>  X  </u>	<b>John Seck</b>
<u>  X  </u>	<b>Jacqueline Lewalski</b>	<u>  X  </u>	<b>Carol Kerchenfalt</b>
<u>  X  </u>	<b>Paul Spencer</b>	<u>  X  </u>	<b>Sherry Maloney</b>
<u>  X  </u>	<b>John Kamper</b>	<u>  X  </u>	<b>Donna Kamper</b>
<u>  X  </u>	<b>Casilda Quinones</b>	<u>  X  </u>	<b>Victoria Englert</b>

**The meeting was called to order at 7:00 p.m.**

**I. Minutes Approval**

- **A motion was made and seconded to approve the March 11, 2014 Meeting Minutes as presented. Motion carried.**
- Minutes that will be attached to the minutes of this meeting for action at the next meeting are:
  - Special Board Meeting, March 25, 2014, and
  - Action Taken Without Meeting, March 31, 2014

**II. Committee Reports**

- **Financial Reports**
  - The March, April and May 2014 Financials were reviewed.
  - Year-to-date results for end-of-month May 31, 2014 Financials are as follows:
    - Reserve fund - \$50,600.03
    - Operating account - \$699.47
    - May income - \$4,973.40; expenses - \$5,596.07 for a net gain of \$(622.67)
    - Total assets - \$51,299.50
- **Amenities**

- Pool
  - Sand Filter Replacement - \$1,580
    - The thirty-year old original filter failed and the decision was made to replace it rather than try and repair it.
  - Pool Key Lock Change - \$512
    - Several non-Belcorte residents have apparently had keys made available to them and are using the pool facilities.
    - Therefore, it was necessary to replace the locks and issue new keys.
  - Bathroom facilities repair - \$1,000 (approx.)
    - For replacement of the vanity, faucets, flooring and the remediation of mold from previous water leaks.
- **A motion was made and seconded to approve the expenses incurred remodeling and repairing the pool bathroom facilities. Motion carried.**
  
- Court Area
  - New Surface - \$5,084.00
    - This was a capital budget item for 2014
  
- **Landscaping Report**
  - Irrigation upgrade and replacement - \$9,001
    - \$1,456 valves & timers
    - \$7,545 (pending) for replacing piping, street crossings, etc.
    - This was a capital budget item for 2014
  
- **General Maintenance**
  - Signs - \$36
  
- **A motion was made and seconded to approve the Treasurer's Report as presented. Motion carried.**

### **III. Old Business**

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- The Street Light Project has been completed. After reviewing different options, it was determined the best alternative was to have Tucson Electric (TEP) install a dusk-to-dawn light in the northwest corner of Pantano Rd and 3<sup>rd</sup> Street.
  - TEP owns, maintains and furnishes the electricity to the light for a monthly charge of \$27.92 per month for a minimum of four years.
  - TEP furnished and installed the light, pole and cable and Belcorte HOA was responsible for the permitting, trenching, street crossing, etc.
  - The final cost was \$2,889.90 compared to a budget amount of \$1,000.
    - Cost overruns are attributed to unexpected permit fees and additional excavation charges, including delays associated with the mismarking of Cox Cable by Blue Stake location services.
  
- **A motion was made and seconded to approve the additional expenses incurred for the street light project.**

#### **IV. New Business**

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- Current condition of house color and trim, Paint colors, and Security Lights
  - Board member Linda Laux reported on the activities of the committee she chairs consisting of Belcorte homeowners who are working with a representative from Dunn Edwards reviewing various paint color combinations to be presented at the September 9, 2014 Belcorte Homeowners Association meeting as color choices that homeowners who are painting their homes would have to choose from.
  - She reported that during a walk-through by the Belcorte HOA board, it was noticed that several homes in the complex need painting and those owners will be notified once a color choice selection is decided upon.
  - It was also reported that several of the security lights on the front of homes in Belcorte are in need of new paint and Belcorte HOA has purchased the black paint to repaint them and homeowners were advised there is an individual repairman whose name is posted on the Belcorte web site that is available to repaint the lights for \$20.
- Updated Rules & Regulations, Pool Rules, etc.
  - President Diana Iglesias asked if there were any questions or input to the draft of the recommended updates and revisions to the Rules & Regulations and the Swimming Pool Rules that was previously mailed to all Belcorte residents.
  - Concerns were expressed about the proposed parking requirements and speed limits in the draft rules. It was pointed out that the Belcorte streets are public streets and are subject to City of Tucson ordinances which provide for a 25 mph speed limit and on-street parking limited to within twenty (20) feet of a driveway apron.
  - There was discussion on the garage sale rule, individual versus community. The general feeling was that both options needed to be provided for and are reflected in the draft rules.
  - It was suggested that the board consider adding a rule that if a Belcorte resident wishes to have a "pool party" at the swimming pool, they obtain permission by the board and pre-pay a clean-up deposit to insure they clean up the premises after the party.
- HOA Insurance
  - Linda Perez and Mitch Childers, representatives of D.M Lovitt Insurance Agency, presented a written report of an overview of what is covered under the Belcorte HOA insurance policy.
  - They explained that the coverage individual unit owners should consider purchasing a Condominium Unit Owners Policy (also known as an HO-6 Policy) for their own individual coverage.
    - Belcorte's property policy insures the buildings on a blanket basis which includes the unit's fixtures, kitchen cabinets, interior walls, and carpeting as specified in the original CC&R's.
    - Belcorte's insurance policy provides liability insurance for the Association on all common areas. There is no coverage for the individual unit owner's liability under the Association policy.

- Coverage is written on a "Special Cause of Loss" form with replacement cost and is subject to a \$5,000 deductible for covered losses which will likely be the responsibility of the unit owner.
- Each unit owner who leases their unit should purchase a dwelling fire policy to cover the unit's upgrades and contents contained in the unit. The unit owner should also require the tenants to purchase a "renters policy" to cover their personal property, personal liability and loss of use.
  - Ms. Perez and Mr. Childers encouraged each unit owner to discuss their personal coverage needs with their insurance agent.

**V. Homeowner Q & A**

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- There was discussion on the problem of "wall jumpers" who are climbing over the perimeter walls of Belcorte and confronting residents. In addition, there continues to be a problem of breaking and entering and thefts in the complex. Residents are encouraged to report any such incidents to the Tucson Police to establish a record and hopefully influence more attention by the police in patrolling Belcorte.
- There have been some recent solicitor activity and it was pointed out while there is a **No Soliciting** sign at Pantano and 3<sup>rd</sup> St, a **No Soliciting** sign needs to be placed at Hayden and 5<sup>th</sup> St.
- It was suggested the board consider extending the sidewalk around the west side of the pool to connect the sidewalk coming east on 3<sup>rd</sup> Street to the sidewalk going south on Hayden Drive as one of the next major projects.
- Concern was expressed about barking dogs and their associated odor and it was suggested they contact the Pima County Health Department and ask them contact the resident.

**VI. Next Meetings**

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- The Board meetings for the balance of 2014, which are held every three months on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710, are:
  - **September 9, 2014 at 7:00 p.m.**
  - December 9, 2014 at 7:00 p.m.

**VII. Adjournment**

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- **There being no further items of business, the President adjourned the meeting at 8:50 p.m.**

**Belcorte Board Members**

	Phone	Cell	Email
Diana Iglesias, President	777-3830		<a href="mailto:Azgma66@cox.net">Azgma66@cox.net</a>
Margaret Seck, Vice President	867-6778		<a href="mailto:wjs20923@hotmail.com">wjs20923@hotmail.com</a>
Harold Gregorich, Treasurer	290-5864		Haroldg40@gmail.com
Don Kimball, Secretary		237-3092	<a href="mailto:Dwkimball.dwk@gmail.com">Dwkimball.dwk@gmail.com</a>
Linda Laux, Member at Large	731-1825		<a href="mailto:asred56@yahoo.com">asred56@yahoo.com</a>
Donna Wood, Managing Associate	298-2146	403-8312	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Meeting Minutes**  
**Tuesday, September 9, 2014 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

<u>  X  </u>	<b>Diana Iglesias</b> , President
<u>  X  </u>	<b>Margaret Seck</b> , Vice President
<u>  X  </u>	<b>Harold Gregorich</b> , Treasurer
<u>  X  </u>	<b>Jason Cook</b> , Member at Large
<u>  X  </u>	<b>Linda Laux</b> , Secretary
<u>  X  </u>	<b>Donna Wood</b> , Managing Associate

**Residents:**

<u>  X  </u>	<b>Paul Spencer, Lot 38</b>	<u>  X  </u>	<b>Nancy Marcott, Lot 29</b>
<u>  X  </u>	<b>Carol Kerchenfaut, Lot 30</b>	<u>  X  </u>	<b>Jackie Lewalski, Lot 27</b>
<u>  X  </u>	<b>Kate Manns, Lot 25</b>	<u>  X  </u>	<b>Virginia Shuman, Lot 74</b>
<u>  X  </u>	<b>Don Shuman, Lot 74</b>	<u>  X  </u>	<b>John Seck, Lot 15</b>

The meeting was called to order at 7:00 p.m.

**I. Minutes Approval**

- **A motion was made by L. Laux and seconded by J. Cook to approve the June 10, 2014 Meeting Minutes as presented. Motion carried.**
- Minutes attached to the minutes of this meeting for approval also included:
  - Special Board Meeting 3.25.14
  - Action take Without a Meeting 3.31.14

**II. Committee Reports**

▪ **Financial Reports**

- The June, July & August 2014 Financials were reviewed.
- Year-to-date results for end-of-month August 31, 2014 Financials are as follows:
  - Reserve fund - \$34,752.59
  - Operating account - \$8,113.94
  - May income - \$5,210.46; expenses - \$3,174.31 for a net gain of \$2,036.15)
  - Total assets - \$42,866.53

**A Motion was made by L. Laux and seconded by M. Seck to approve the current financial report as presented. Motion Carried.**

▪ **Amenities**

- Pool is being used and enjoyed by many residents.

- Court Area – Thanks to John Seck for installing the brick pavers to both entrances to the court area. The court is enjoyed daily by Tennis & Pickleball players.
- **Landscaping Report**
  - Irrigation Update – The system has been completely upgraded. Irrigation will be cut down to one time per week as the weather cools.
  - We will be adding more plants with color around the exterior perimeter of the pool area. (Lantana and other flowers)
- **General Maintenance**
  - Installed the No Soliciting sign at Hayden
  - The board is considering Installing Private Property signs at both entrances
  - Repairing the concrete pad by the mailbox and two sidewalk sections
  - Investigating a solar light at 3<sup>rd</sup> and Pantano
    - Paul Spencer volunteered to assist Harold on the Light Project

### **III. Old Business**

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- **Paint Colors** – The Paint committee is still working on finalizing colors and will be ready to present a final draft to the board at the December meeting.
- **Security Lights** – Handyman Joaquin is continuing to paint Security Lights for residents as well as owners painting their own lights.
- **Current condition of house color and trim** – Once the paint colors are finalized there will be letters sent to homeowners who need to paint their homes
- **Updated Rules & Regulations, Pools Rules** – Update Pool Rules have been posted at the pool and the updated Rules & Regulations have been emailed and /or mailed to all owners.
- **Break-ins** – Asking all resident to be vigilant. There are simple mechanisms owners can install on their sliding glass doors and “fake” security cameras owners can purchase online and install as a deterrent.

### **IV. New Business**

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- **Resignation of Board Member Don Kimball** – We are sad for his departure and thank him for his hard work.
- **Appointment of Jason Cook until Annual Meeting** – The board appointed Jason Cook to serve as a board member until the elections at the annual meeting in January.
- **Update to the community - changing out the pony lights.** There will be more information at the December meeting.
- Insurance renewal date 12.16.14 – Bids upcoming in Late October.

**V. Homeowner Q & A**

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▪ **Issues raised by homeowners are as follows:**

- Replacing the Mailboxes – Paul Spencer will investigate replacing our old mailboxes.
- The alley weeds – Need to be cut and sprayed after the monsoon season. D. Iglesias will check with Jason of Complete Landscaping
- Concern expressed regarding recent break-in of homes

**VI. Next Meetings**

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- The Board meetings for the balance of 2014, which are held every three months on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710, are:
  - **December 9, 2014 at 7:00 p.m.**

**VII. Adjournment**

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- **There being no further items of business, the President adjourned the meeting at 8:05 p.m.**

**Belcorte Board Members**

	Phone	Cell	Email
Diana Iglesias, President	777-3830		<a href="mailto:Azgma66@cox.net">Azgma66@cox.net</a>
Margaret Seck, Vice President	867-6778		<a href="mailto:wjs20923@hotmail.com">wjs20923@hotmail.com</a>
Harold Gregorich, Treasurer	290-5864		Haroldg40@gmail.com
Linda Laux, Secretary	731-1825		<a href="mailto:asred56@yahoo.com">asred56@yahoo.com</a>
Jason Cook, Member at Large		305-1561	<a href="mailto:jacerracer@cox.net">jacerracer@cox.net</a>
Donna Wood, Managing Associate	298-2146	730-1913	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Meeting Minutes**  
**Tuesday, December 9, 2014 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

<u>      </u> <b>X</b>	<b>Diana Iglesias</b> , President
<u>      </u> <b>X</b>	<b>Margaret Seck</b> , Vice President
<u>      </u> <b>X</b>	<b>Harold Gregorich</b> , Treasurer
<u>      </u> <b>X</b>	<b>Jason Cook</b> , Member at Large
<u>      </u> <b>X</b>	<b>Linda Laux</b> , Secretary
<u>      </u>	
<u>      </u> <b>X</b>	<b>Donna Wood</b> , Managing Associate

**Residents:**

<u>      </u> <b>Paul Spencer</b> , Lot 38	<u>      </u> <b>Nancy Marcott</b> , Lot 29
<u>      </u> <b>Carol Kerchenfaut</b> , Lot 30	<u>      </u> <b>Jackie Lewalski</b> , Lot 27
<u>      </u> <b>Kate Manns</b> , Lot 25	<u>      </u> <b>Virginia Shuman</b> , Lot 74
<u>      </u> <b>Don Shuman</b> , Lot 74	<u>      </u> <b>John Seck</b> , Lot 15
<u>      </u> <b>Victoria Englert</b> , Lot 79	<u>      </u> <b>Betty Potter</b> , Lot 40
<u>      </u> <b>Gloria Hinzman</b> , Lot 13	<u>      </u> <b>Penelope Julius</b> , Lot 26
<u>      </u> <b>Barbara Durrett</b> , Lot 23	<u>      </u> <b>Sherry Maloney</b> , Lot 28

The meeting was called to order at 7:00 p.m.

**I. Minutes Approval**

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- A motion was made and seconded (Laux/Seck) to approve the September 9, 2014 Meeting Minutes as presented. Motion carried.

**II. Committee Reports**

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▪ **Financial Reports**

- The September, October & November 2014 Financials were reviewed.
- Year-to-date results for end-of-month November 30, 2014 Financials are as follows:
  - Reserve fund - \$34,773.19
  - Operating account - \$12,251.49
  - November income - \$4,875.47; expenses - \$3,041.86 for a net gain of \$1,833.61
  - Total assets - \$47,024.65

**A Motion was made and seconded (Seck/Laux) to approve the current financial report as presented. Motion Carried.**

▪ **Amenities**

- Pool
  - The chips in the deck were repaired.

- The small wall on the north side of the pool area will be painted.
- The gasket on the pool pump was leaking. E-Konomy pool is scheduled to repair it.
- E-Konomy Pool was overcharging us \$40 per month for the pool service (during November & December only when the service changed). Angie from Pinehurst had the accountant adjust the bill and credit the Belcorte account.
- Essential Pest Mgmt. came out to inspect for possible termite infestation. We received a clean bill of health.
- Tennis Courts
  - The pickle ball and tennis players are enjoying the courts.
- **Landscaping Report**
  - Complete Landscaping completed cutting of the weeds in the alley and sprayed "Emergent" to mitigate weed growth. They will treat with "Emergent" again in February.
  - In 2015 we will be adding a few trees in the spring.
  - We have also budgeted to plant Lantana around the pool area to add color.
  - Have accepted the bid from Gregg Brubaker from Pro Contracting to enhance the landscape rock in the entire community's common areas. This will take place in early 2015.
- **General Maintenance**
  - Diana Met with SummerTree about the leak along the south perimeter wall. This has been an ongoing issue. We will work with Cadden management to try to get them to repaint the wall once the leak is repaired.
  - Sidewalk was repaired near Pantano & 3<sup>rd</sup>, edges needed to be raised with landscape fill to alleviate any liability.
  - Graffiti on the back alley – Joaquin will cover the graffiti all along the back alley wall, as well as the trim on 5<sup>th</sup> St. The Association will also paint the pony wall by Betty Potter's house as well as the pool wall (inside & backside) as well as the wall along the old sidewalk throughway.
  - North stucco wall at the pool needs minor repair which Joaquin will do.

### **III. Old Business**

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#### **Insurance Bids – renewal date 12. 16.14**

The board elected to stay with Traveler's Insurance for the following reasons:

- Our loss-runs – We need one more year of "No Claims" to get competitive bids for our Association insurance.
- We look forward to putting our insurance out to bid in late 2015.
- A handout sheet of the types of coverage and premiums were given to all board members.

Street Lights at 3<sup>rd</sup> & Pantano Rd.

Still a work in progress; The goal is to create greater illumination and possibly relocate to the island.

We will be removing the small pole on the south side of Pantano & 3<sup>rd</sup> (Joaquin will remove).

#### **IV. New Business**

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- **Dues increase – posted in the November Newsletter**
  - From 63.53 to 66.71 per month starting in January 2015.
  - Increase was approved by a majority of the board because of unexpected incidental maintenance issues throughout the community
- **Annual meeting on January 8, 2015**
  - Additional Vote on the ballot to expand paint colors
    - Jason explained the color options
    - If the paint color options are approved, then we will get paint contractors to give us estimates on painting our homes.
  - Election of three new board members.

#### **V. Homeowner Q & A**

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- **Issues raised by homeowners are as follows:**
  - Betty Potter asked about the roster for residents. Due to privacy issues, the board will not be distributing members detailed information. People could call Pinehurst if they wanted someone's number.
  - Parking in the pool parking lot for an extended period of time.
  - Resident expressed concern over people hanging around Belcorte late at night outside.
  - Resident asked about the insurance option for our older private water/sewer lines. That is at the option of the homeowner or they can repair it themselves.
  - Asked to have the Emergency Numbers for TEP and Tucson Water posted on the website.
  - What is planned for 2015:
    - The items posted in the budget, but we also want to have funds in our accounts to pay for any repairs on some of our older equipment. A long range plan of capital expenditures was created to the board would have a map for planning purposes.
    - In 2016 – The board would like to update the electrical as well as the exterior lighting for all the pony walls throughout Belcorte.

#### **VI. Next Meetings**

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- The Board meetings for the balance of 2014, which are held every three months on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710, are:
    - **Annual Meeting January 8, 2015 at 7:00 p.m.**
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## Belcorte Homeowners' Association Meeting Minutes

Tuesday, December 9, 2014

Page 4 of 4

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### VII. Adjournment

- **There being no further items of business, the President adjourned the meeting at 8:40 p.m.**

### **Belcorte Board Members**

	Phone	Cell	Email
Diana Iglesias, President	777-3830		<a href="mailto:Azgma66@cox.net">Azgma66@cox.net</a>
Margaret Seck, Vice President	867-6778		<a href="mailto:wjs20923@hotmail.com">wjs20923@hotmail.com</a>
Harold Gregorich, Treasurer	290-5864		Haroldg40@gmail.com
Linda Laux, Secretary	731-1825		<a href="mailto:asred56@yahoo.com">asred56@yahoo.com</a>
Jason Cook, Member at Large		305-1561	<a href="mailto:jacerracer@cox.net">jacerracer@cox.net</a>
Donna Wood, Managing Associate	298-2146	730-1913	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>