
Belcorte Homeowners' Association
Annual Meeting Minutes
Thursday, January 8, 2015 at 7:00 p.m.
Eastside City Hall

Present:

Board:

<u>X</u>	Harold Gregorich , Treasurer
<u>X</u>	Linda Laux , Asst. Secretary
<u>X</u>	Diana Iglesias , President
<u>X</u>	Jason Cook , Member at Large
<u>X</u>	Margaret Seck , Member at Large
<u>X</u>	Donna Rainville , Meeting Minutes
<u>X</u>	Donna Wood , Pinehurst Properties

Residents:

<u>X</u>	Adrienne Cook , Lot 34	<u>X</u>	Norman Ross , Lot 8
<u>X</u>	Victoria Englert , Lot 75	<u>X</u>	John Seck , Lot 15
<u>X</u>	William Hallett , Lot 75	<u>X</u>	Virginia Shuman , Lot 74
<u>X</u>	Gloria Hinzman , Lot 13	<u>X</u>	Corneilia Skelly-Ross , Lot 8
<u>X</u>	Carol Kerchenfaut , Lot 30	<u>X</u>	Paul Spencer , Lot 38
<u>X</u>	Jackiei Lewalski , Lot 27	<u>X</u>	Caroline Streed , Lot 64
<u>X</u>	Katherine Manns , Lot 25	<u>X</u>	Michael Streed , Lot 64
<u>X</u>	Nancy Marcott , Lot 29		

The meeting was called to order at 7:00 p.m. Quorum was established and Diana Iglesias welcomed homeowners to the meeting.

Jason Cook announced that Don Shuman, long time Belcorte resident, has passed away. Sympathies go to his wife and family. Virginia noted they were married 67 years.

I. Minutes Approval (Iglesias)

- **A motion was made and seconded (Cook/Laux) to approve the January 9, 2014 Meeting Minutes as presented. Motion passes unanimously.**

II. State of the Association

- The following capital expenditure projects were completed in 2014:
 - Installed lighting at Pantano Road/Third St. (*Light is insufficient but TEP has been uncooperative and unresponsive to calls. Options are being researched.*)
 - Installed a new sand filter for the pool
 - Resurfaced the tennis court, adding pickle ball lines
 - Completed Phase I of irrigation/landscaping upgrade
 - Installed "No trespassing" and "No soliciting" signs
 - Discussed irrigations issues with *Summertree* causing water damage on the perimeter wall near Pantano, but will need to install drain holes in the wall
 - Repaired walls and remodeled the pool restroom
 - Replaced pool lock three times

- Painted the walls along the tennis court
- Repaired the sidewalk in several key areas
- Requested new mailboxes

II. Treasurer's Report (Harold Gregorich)

- Harold Gregorich reviewed the financials as follows:
 - The reserve fund has \$34,773.
 - Operating account has \$12,251.
 - Total assets are \$47,025.
- Harold noted the final 2014 reports were not yet available since extra work is required to close the accounting year.

2015 Budget

- Donna Wood reviewed the 2015 Budget noting:
 - 5% dues increase for 2015
 - Amounts are Based on 2014 expenses
- Capital expenses slated for 2015 include:
 - Landscaping Gravel project
 - Beginning Phase II of the irrigation/landscaping project
 - Adding new trees and flowers.
- **A motion was made and seconded (/) to approve the 2015 Budget and Financial Report as presented. Motion passes.**

III. Election

- Donna W. reported that Jason Cook, Diana Iglesias and John Seck were duly elected to the Board for a two year term by majority of absentee ballots and those present. Harold Gregorich, and Linda Laux remain on the Board to serve the second year of their two year term.
- Donna noted 65% of owners voted with 52 ballots.
- The Expanded Paint Colors passed by two votes over the 35 votes (2/3) needed. Jason clarified that existing color schemes remain in addition to the new colors added. The expanded colors will be posted to the *Dunn Edwards* website under Tucson HOAs and also linked to the Belcorte website.
- Residents will be notified in the spring if their property needs painting. A resident noted that a recent purchase was \$31 per gallon with the Association discount at *Dunn Edwards*.
- Margaret Seck was thanked for contribution to the Association and all her efforts at the pool.

VI. Future Meetings

- 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 10, 2014 at 7:00 p.m.**
 - June 9, 2014 at 7:00 p.m.
 - September 8, 2014 at 7:00 p.m.
 - December 8, 2014 at 7:00 p.m.

VII. Adjournment

- **There being no further items of business, the Board adjourned the meeting at 7:32 p.m.**

Belcorte Board Members

	Board Term	Phone	Cell	Email
Diana Iglesias, President	2017	777-3830		azgma66@cox.net
Jason Cook, , Vice President	2017	303-1561		jacerracer@cox.net
Harold Gregorich, Treasurer	2016	290-5864		haroldg40@gmail.com
Linda Laux, Secretary	2016	731-1825		Azred56@yahoo.com
John Seck Member-at-Large	2017	867-6778		Wjs20923@hotmail.com
Donna Wood, Property Manager		298-2146	730-1913	Donna@pinehurstproperties.net
Carol Keyser, Management Agent		298-2146	403-8312	info@pinehurstproperties.net

Belcorte Homeowners' Association
Organizational Meeting Minutes
Thursday, January 8, 2015
Eastside City Hall

Present:

Board:

<u> X </u>	Harold Gregorich
<u> X </u>	Diana Iglesias
<u> X </u>	Jason Cook
<u> X </u>	Linda Laux
<u> X </u>	John Seck
<u> X </u>	Donna Rainville , Meeting Minutes
<u> X </u>	Donna Wood , Pinehurst Properties

The meeting was called to order at 7:37 p.m.

I. Board Positions

- **A motion was made and seconded (Laux/Cook) to nominate Diana Iglesias as president. Motion passes.**
- **A motion was made and seconded (Laux/Iglesias) to nominate Jason Cook as Vice President. Motion passes.**
- **A motion was made and seconded (Iglesias/Cook) to nominate Harold Gregorich as Treasurer. Motion passes.**
- **A motion was made and seconded (Cook/Iglesias) to nominate Linda Laux as Secretary. Motion passes.**
- **A motion was made and seconded (Iglesias/Gregorich) to nominate John Seck as a Member at Large. Motion passes.**
- Members agreed to serve in the following capacities:
 - **President:** Diana Iglesias
 - **Vice President:** Jason Cook
 - **Treasurer:** Harold Gregorich
 - **Secretary:** Linda Laux
 - **Member at Large:** John Seck

II. Committees/Subcommittees

- **Landscape:** Diana Iglesias, Jason Cook
- **Architectural:** Harold Gregorich. John Seck
- Linda and Jason agreed to talk with veronica Coffey at *Dunn Edwards* in an attempt to secure a better discount.

II. Adjournment

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

Belcorte Homeowners' Association
Meeting Minutes
Tuesday, March 10, 2015 at 7:00 p.m.
Eastside City Hall

Present:

Board:

<u> X </u>	Diana Iglesias , President
<u> X </u>	Jason Cook , Vice President
<u> X </u>	Harold Gregorich , Treasurer
<u> X </u>	John Seck , Secretary
<u> X </u>	Linda Laux , Member at Large
_____	Carol Keyser , Managing Agent
<u> X </u>	Donna Wood , Managing Associate

Residents:

<u> X </u>	Virginia Shuman , Lot 74	<u> X </u>	Margaret Seck , Lot 15
<u> X </u>	Katherine Manns , Lot 25	<u> X </u>	Pat Williams , Lot 59
<u> X </u>	Gloria Hinzman , Lot 13	<u> X </u>	Betty Potter , Lot 40

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

I. Minutes Approval (Diana Iglesias)

- **A motion was made and seconded to combine combines the minutes for one approval: December 9, 2014, January 8, 2015(Annual Meeting) & Organizational Meeting as amended) and February 18, 2015 board meeting. Motion passes (unanimously).**

II. Treasurer's Report (Harold Gregorich)

- Reviewed the January – February 2015 Financials as follows:
 - The reserve fund has \$30,794.25.
 - Operating account has \$12,395.74.
 - February income was \$5,134.60; expenses were \$3,382.60 for a net gain of \$1,752.00.
 - Total assets are \$43,189.99
 - Major expense for the Association landscape improvements for new gravel and boulders. Harold reports the overall budget is healthy.
- **A motion was made and seconded to approve the Treasurer's Report as presented. Motion passes.**

III. Committee Reports

- **Landscaping Report** (Diana) the graveling is in progress. The small raises are intended to be berms to give texture to the area. The rock comes covered with rock dust which will wash off with the rain and allow the better color of the rocks to be seen.

- **The Pool** (Diana) will soon be open from April 1st.
The tennis court and paddle ball court is being used regularly. Some weeds on the fence between the tennis court and the east wall will be removed.
- **General Maintenance** (Diana) The Landscape Service sprayed the weeds on the outside of the perimeter walls and the streets in each of the cul-de-sacs.
- The **signage of Belcorte** on 5th and Hayden needs attention. Due to the weatherization of wood and other materials, it was suggested that maybe a metal sign with incuts would be nice. Donna will locate some information for our consideration. Some bulbs have been replaced.

IV. Old Business

- Lighting (Jason) is following up on options for better lighting on 3rd St. entrance. Solar may be available at ½ price. A light on the traffic island could be connected to the current light on the corner. Jason is checking with TEP seeking a final solution to this issue.
- The **Southwest Gas project**, currently on Pantano, is scheduled to end by the end of March. The project proceeds to Speedway which work has already begun. There have been many complaints to City Hall about entrances to streets, shopping center, etc. The good news is that Pantano from Broadway to Speedway will be repaved when the work is completed.
- The issue of **more cars** and many drivers speeding through Belcorte, especially with the Pantano work in progress, has many of us concerned. Jason will talk to Paul and consult about options with TPD, city options, etc.

V. New Business

- *Landscape Gravel Project – is proceeding and will be completed by the end of the week. A Phase II will be done later on the Summertree wall area. The area on Pantano next to the Belcorte wall will be cleaned up but not graveled since it is city property. The corner river rock will be completed.
- * The Architectural Committee will review the various Belcorte guidelines, and update where appropriate. These updates would be reviewed by the Board. Current members are Harold, Jason, John and Paul Spenceer. The issue of white trim on windows was raised and will be addressed by the committee.
- A discussion arose concerning the current guidelines on painting. Questions were raised about the pony walls remaining Navajo White, and whether the street exterior house walls on 5th St and Hayden needed to remain Navajo white for conformity. These issues were previously examined by the Architectural Committee and were approved by the Board. After some discussion, the current decision by the Architectural Committee will remain allowing the street exterior walls to be painted the same color as the house. Pony walls will remain Navajo White.
- * The Landscape Committee is currently composed of Diana, Victoria Englert and Jason. In this area, there was further discussion about adding some greenery and color with some trees that need replacing and maybe some desert flowers. These could be added to the traffic islands, to the berms, and close to the current irrigation system. The pool area would be first in consideration.

VI. Homeowner Concerns

- These are included in the discussions above.
- Betty Potter asked about numbers to call when we see something in the neighborhood. Harold will get a list to her.

VII. Future Meetings

- 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 meetings for 2014:
 - **June 9, 2015 at 7:00 p.m.**
 - September 8, 2015 at 7:00 p.m.
 - December 8, 2015 at 7:00 p.m.

VIII. Adjournment

- **There being no further items of business, the President adjourned the meeting at 7:55 p.m.**

Belcorte Board Members

	Phone	Cell	Email
Diana Iglesias, President	777-3830		Azgma66@cox.net
Jason Cook, Vice President	867-6778		
Harold Gregorich, Treasurer	290-5864		Haroldg40@gmail.com
John Seck, Secretary	867-6778		wjs20923@hotmail.com
Linda Laux, Member at Large	731-1825		asred56@yahoo.com
Donna Wood, Management Agent	298-2146		donna@pinehurstproperties.net

Belcorte Homeowners' Association
Meeting Minutes
Tuesday, June 9, 2015 at 7:00 p.m.
Eastside City Hall

Present:

Board:

_____	Diana Iglesias , President
X	Jason Cook , Vice President
X	Harold Gregorich , Treasurer
X	John Seck , Secretary
X	Linda Laux , Member at Large
_____	Carol Keyser , Managing Agent
X	Donna Wood , Managing Associate

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

I. Minutes Approval (Jason Cook)

- Vice President, Jason Cook presided over the meeting in Diana Iglesias' absence.
- **A motion was to accept the minutes of March 10, 2015 for approval: Motion passes (unanimously).**

II. Treasurer's Report (Harold Gregorich)

- Reviewed the March - May 2015 Financials as follows:
 - The reserve fund has \$8,345.36.
 - Operating account has \$20,839.82.
 - May income was \$5, 378.56; expenses were \$7,175.95 for a net loss of \$1,797.39.
 - Total assets are \$29,185.18
 - Major expense for the Association that this cycle was general maintenance and repair to the pool area (\$2,654.30).
- **A motion was made and seconded to approve the Treasurer's Report as presented. Motion passes.**

III. Committee Reports

The Pool: Some intended minor repairs became more major replacing the parabola ceiling beams with new wood because the old beams with stucco were crumbling and could have become dangerous. The inside of the utility room was repainted and wall repairs under the window were made. The fence was strengthened.

Later in the meeting, it was reported that two golf balls had been placed under the baskets in the drain filters. The golf balls were retrieved. Two of the basket/filters are blocked, it seems. An initial assessment said that the pool was okay. However Harold will speak with Joe Grimm to further investigate what may or may not be needed.

Landscape report: The new gravel is completed. Seven new trees were planted plus some additional plants around the pool and at the front entrance. People seem happy with the updated look of HOA.

General Maintenance See above on pool repairs.

IV. Old Business

- Jason continues to explore possibilities for the 3rd St. light. The city says it does not have the money. Jason is speaking with the city to explore other options.
- Landscape Gravel has been completed.
- Architectural Committee and Update Guidelines. A new architectural process and form were presented to those attending. Questions were raised about the origin of the security fees. Fees can be assessed by the board. Another question arose about city permits and guidelines. It was clarified that the HOA does not act as enforcer of city permits and guidelines. Some wording was questioned. It was also explained that the purpose of the HOA process and form is to maintain Belcorte integrity and the values of our properties. The architectural committee will review the above discussion and make appropriate changes to the process and form.

V. New Business

V. New Business.

- Recently people were in the pool after 10:00pm and were asked to leave. They reluctantly left. They said they lived in Belcorte but this was not proved. Also some people brought their dog into the pool which is totally prohibited by Belcorte as well as city rules. Due to the recent winds blowing pine needles and flower petals on to the pool deck, the pool deck needs to be cleaned sometimes twice a day. The board will enforce the established pool guidelines.
- It is requested from all members to watch for unknown cars around the pool, for people walking slowly around our area or for any other suspicious activity. Please call a board member, or the police if it is a matter of immediate safety.

VI. Homeowner Concerns

- Someone requested how our current actions improving Belcorte compared to a survey conducted more than a year ago. No one could exactly remember the time of the survey. The board or Pinehurst will look for a copy of that survey.
- Some attending asked again about painting the pony walls the color of the house that it is attached to. Also one member said her pony wall was not painted when the others were painted. This will be checked. The current status remains of the pony walls being painted Navajo White.
- Some raised again the issue of changing the lights on the pony walls. There would be a significant expense to this since some wiring will have to be updated also.
- Speeding through Belcorte was raised. Currently there is no immediate solution unless we want to spend significant money to have the city put in speed bumps. When someone recently yelled at a speeding driver, the drive turned around and passed them three times. So, get license numbers when possible. Jason will see about getting some radar patrols on this street occasionally.
- Belcorte is on the list for new mail boxes. It seems that the crew who installs these in the city is made up of only two people. We are however on the list.

Belcorte Homeowners' Association Meeting Minutes

Tuesday, June 9, 2015

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- A question was raised as to whether Belcorte needed to put a wheelchair ramp in from the parking lot to the sidewalk. At the moment, there has not been an expressed need for this ramp. The issue will be explored.
- The city will be repaving Pantano and the other areas where the new gas lines were installed. The work should begin in about a month.
- There are still some wall jumpers coming from the outside and cutting through Belcorte. No immediate remedy is known.
- A pickup truck parked on 3rd street was raised. Pinehurst will call the owner since it has been awhile since the owner recently added a garage door.

VII. Future Meetings

- 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 meetings for 2014:
 - September 8, 2015 at 7:00 p.m.
 - December 8, 2015 at 7:00 p.m.

VII. Adjournment

- **There being no further items of business, the Vice-President adjourned the meeting at 8:03 p.m.**

Belcorte Board Members

	Phone	Cell	Email
Diana Iglesias, President	777-3830		Azgma66@cox.net
Jason Cook, Vice President	867-6778		jacerracer@cox.net
Harold Gregorich, Treasurer	296-7123		Haroldg40@gmail.com
John Seck, Secretary	867-6778		wjs20923@hotmail.com
Linda Laux, Member at Large	731-1825		azred56@yahoo.com
Donna Wood, Management Agent	298-2146		donna@pinehurstproperties.net

Belcorte Homeowners' Association
Meeting Minutes
Tuesday, September 8, 2015 at 7:00 p.m.
Eastside City Hall

Present:

Board:

 X **Diana Iglesias**, President
 X **Jason Cook**, Vice President
 X **Harold Gregorich**, Treasurer
 X **John Seck**, Secretary
 X **Linda Laux**, Member at Large

 Carol Keyser, Managing Agent
 X **Donna Wood**, Managing Associate

Residents:

<u> X </u> Caroline Sanoja , Lot 19	<u> X </u> Bernice V. Shuman , Lot 74
<u> X </u> Barbara Durrett , Lot 23	<u> X </u> Margaret Seck , Lot 15
<u> X </u> Kate Manns , Lot 25	<u> X </u> Paul Spencer , Lot 38
<u> X </u> Gloria Hinzman , Lot 13	<u> X </u> Bill Hallett , Lot 75
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The meeting was called to order at 7:00 p.m.

I. Minutes Approval (Diana Iglesias)

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- **A motion was to accept the minutes of June 9, 2015 for approval: Motion passes (unanimously).**

II. Treasurer's Report (Harold Gregorich)

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- Reviewed the June - August 2015 Financials as follows:
 - The reserve fund has \$21,360.82.
 - Operating account has \$11,052.84.
 - August income was \$5,342.99; expenses were \$2,992.45 for a net gain of \$2,350.54.
 - Total assets are \$32,413.66

Harold reported that on average over the last five years, we have spent \$13,604.29 on maintenance and upgrades. We do not have any major expenses planned for 2016. There are several minor improvements. We plan to wait until our reserves have increased before any other major considerations arise. The HOA receives \$63,000 annually from dues which are used to cover our monthly expenditures and pay for capital improvements. Harold also submitted a Treasurer's Report on Belcorte Current Fiscal Health with projections 2015-18. A Pie chart of Belcorte 2015 Projected Expense Chart was also distributed. Harold would like this chart to be included in the minutes.

- **A motion was made and seconded to approve the Treasurer's Report as presented. Motion passes.**

III. Committee Reports

The Pool

- John Seck with Wicky Seck reported that the pool is being used this year, that the pool deck underneath the Ramada is badly in need of paint, and that the new lounge chairs are treated each month.
- Wicky Seck and Virginia Shuman reported that the tennis court has cracks again as expected due to settling of the slab. There is no immediate need to repair the surface. Later on if the cracks become detrimental to the game, then the cracks could be filed. This is an ongoing issue and will be handled as it arises. Also John will use the blower on the courts if dirt accumulates due to winds, etc.

Landscaping Report

- Diana reported that the landscape company now comes on Thursday, that they do one half of Belcorte each week, have cut weeds on the outside of the walls, have restaked some trees blown over by the wind, etc.

General Maintenance

- Some bee nests were removed, the termite company had sprayed around the bathroom area when it was being repaired, the Ramada ceiling and utility room were repaired.
- A pony wall light needs fixing. The porcelain sockets of the 24 pony lights are gradually cracking after 30+ years. We are using the CCF bulbs now.
- About security lights and pony lights. Paul stated that the right sensor is needed for the right kind of bulb (incandescent vs florescent) or else the bulbs will burn out regularly after several months. This is probably why homeowners have had to regularly replace long lasting bulbs.

IV. Old Business

Lighting (Jason)

Jason is still awaiting the cost and plans for a solar light in the 3rd St/Pantano island. The city has said that a turn signal at 5th and Pantano is not warranted

Landscape Gravel

The other side of the street will have to wait for another budget possibility

Architectural Committee and Update Guidelines

John reported the updated form was not completed over the summer but will be pursued immediately.

V. New Business

Preparation for the Annual Meeting January 2016. The 2016 draft budget is being prepared; minor expenses only planned, and build up the reserves. Insurance premium should be reduced next year.

Terms Expire for Linda Laux and Harold Gregorich. Harold stated that he is willing to stay and Linda is undecided at the moment. A request for people interested in serving on the board will be sent out.

VI. Homeowner Concerns

The color of the pony walls was again raised. Another issue raised for consideration are the pony lights – repair, replace, go solar on them, etc.

Questions were raised about the need of a deposit by the homeowners for garages and major additions in homes, etc. The architectural committee will examine all these issues before our next quarterly meeting.

VII. Future Meetings

- 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 meetings for 2015:
 - December 8, 2015 at 7:00 p.m.

VII. Adjournment

- **There being no further items of business, the President adjourned the meeting at 8:00 p.m.**

Belcorte Board Members

	Phone	Cell	Email
Diana Iglesias, President	777-3830		Azgma66@cox.net
Jason Cook, Vice President	867-6778		jacerracer@cox.net
Harold Gregorich, Treasurer	296-7123		Haroldg40@gmail.com
John Seck, Secretary	867-6778		wjs20923@hotmail.com
Linda Laux, Member at Large	731-1825		azred56@yahoo.com
Donna Wood, Management Agent	298-2146		donna@pinehurstproperties.net

Belcorte Homeowners Association
Budget Meeting Agenda
Monday, November, November 16, 2015 at 4 p.m. MST
Eastside City Hall, Room C - 7575 E Speedway

Present:

 X **Diana Iglesias**, President
 X **Jason Cook**, Vice President
 X **John Seck**, Secretary
 X **Harold Gregorich**, Treasurer
 X **Linda Laux**, Member at Large

Residents:

 X **Joe Grimm, Lot 66**
 X **Sandra Grimm, Lot 66**
 X **Patrick Williams, Lot**
 X **E Paul Spencer Lot 38**
 X **Tricia Johnson Lot 70**
 X **Luke Johnson, Lot 70**
 X **Nancy Marcott, Lot 29**
 X **Bill Hallett, Lot 75**

Staff:

 n/a **Carol Keyser**, Managing Agent
 X **Penni Parrish**, Pinehurst Properties
 X **Donna Wood**, Pinehurst Properties
 X **Angie Edwards**, Pinehurst Properties

Quorum was established and the meeting was called to order at 4:00pm

I. **Insurance Presentation**

Bob Stenquist of Farmers Insurance presented his proposal for our HOA, discussed various options of building coverage and ways to lessen our cost by not insuring the interior of the townhouses. HO3 and HO6 were discussed. **Wendell Gilbert** presented **Crest Insurance Agency's** proposal for our HOA with **Century National** as their Carrier. Wyndall did not yet have all of his calculations completed. The two proposals need to be discussed and related to our current coverage under Travelers' Insurance. The insurance coverage date is Dec 16. These proposals need approval as soon as possible in order to notify the homeowners of a change in insurance carriers and coverage.

II. Review of 2015 Financial Projection

Angie of Pinehurst presented the numbers from the pages showing that we are within budget for the year. Some moneys were used from the reserves to pay for the rock and landscaping.

III. Review of 2016 First Draft Budget

Harold gave a general discussion of planned expenses for the next ten years. There was no vote about the budget.

Homeowner fees: Various scenarios with current dues and 5% increase were discussed. Diana spoke for the continual upgrades, keeping up home values, having our modern look, and highlighting that our homes are now 30 yrs old and liable to more problems. Harold indicated in a thorough review of the last five years that we are on average with expenditures and income. There are no major expenses planned for 2016. John added that the HOA over the last five years is showing that the HOA is managing the people's money very well. The Board voted with a majority in favor to increase 2016 dues 3 to 2. The fee is accepted.

Insurance – to be worked on as above.

Keyless entry to the pool – no one is asking for this, tabled to a general meeting.

Belcorte Signage – needs more information, tabled to a general meeting.

Pony wall lighting – active topic, Paul working on a mock-up of a possibility.

Other projects/improvements. Issues remain about our common wall with the Summertree apartment complex and a water leak coming through the wall. Sometime the gravel on the wall side of the road will need to be redone. Other items are on the budget proposals.

IV. Review of Long Range Plan

There was general discussion as above but no specifics.

V. Homeowner Q & A

One homeowner asked about year around pool use to which expenses was the reply as to why it is closed in the winter.

VI. ARC Updates & Discussion

Diana asked for one item from the recently prepared Architectural Review Committee planned report for the December meeting. Item – the pony wall colors matching the homes which the ARC now deem acceptable. Diana asked for a vote on this item and this passed by 5-0. Details of the colors and owner responsibilities will be at the December meeting. The ARC updates and proposals will be at the Dec. meeting.

VII. Final Discussion and Board Vote

No other votes taken. Next Meeting on Dec. 8, 7:00 pm at Eastside City Hall.
Due to the late hour, the meeting was adjourned at 5:45pm

Board Members

Name	Term Ends	Phone	Email
Diana Iglesias, President	2017	777-3830	azgma66@cox.net
Jason Cook, Vice President	2017	250-2095	jjacerracer@cox.net
John Seck, Secretary	2017	577-7883	wjs20923@hotmail.com
Harold Gregorich, Treasurer	2016	231-349-1846	haroldg@gmail.com
Linda Laux, member at large	2016		Azred56@yahoo.com
Management Agent:			
Donna Wood		298-2146	info@pinehurstproperties.net