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**Belcorte Homeowners' Association**  
**Annual Meeting Minutes**  
**Thursday, January 7, 2016 at 7:00 p.m.**  
**Eastside City Hall**

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***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

**Staff:**

- X **Donna Rainville**, Meeting Minutes
- X **Donna Wood**, Pinehurst Properties

**Residents:**

- |   |   |
|---|---|
| <u>X</u> <b>Cheryl Averaino</b> , Lot 61      | <u>X</u> <b>Nancy Marcott</b> , Lot 29    |
| <u>X</u> <b>Diana Carlson</b> , Lot 5         | <u>X</u> <b>Betty Potter</b> , Lot 40     |
| <u>X</u> <b>John Cox</b> , Lot 42             | <u>X</u> <b>Nelda Rhea</b> , Lot 32       |
| <u>X</u> <b>Barbara Jean Durrett</b> , Lot 23 | <u>X</u> <b>Margaret Seck</b> , Lot 15    |
| <u>X</u> <b>Victoria Englert</b> , Lot 75     | <u>X</u> <b>Caroline Sejnoha</b> , Lot 19 |
| <u>X</u> <b>William Hallett</b> , Lot 75      | <u>X</u> <b>Paul Spencer</b> , Lot 38     |
| <u>X</u> <b>Martin Harris</b> , Lot 47        | <u>X</u> <b>Caroline Streed</b> , Lot 64  |
| <u>X</u> <b>Penelope Julius</b> , Lot 26      | <u>X</u> <b>Michael Streed</b> , Lot 64   |
| <u>X</u> <b>Sherry Maloney</b> , Lot 28       | <u>X</u> <b>Maria Valle</b> , Lot 4       |
| <u>X</u> <b>Katherine Manns</b> , Lot 25      |   |

Diana Iglesias welcomed homeowners noting the presence of a quorum. The meeting was called to order at 7:03 p.m.

**I. Guest Speaker**

- Heather Neagard of *Farmers Insurance* discussed the changes to Belcorte insurance for 2016 as follows:
  - The master policy has a \$5,000 deductible and removed individual coverage for unit interiors. This provides homeowners with the ability to tailor their coverage and deductibles to individual needs.
  - Homeowners should have:
    - ✓ H03 coverage more comprehensive in overall coverage than renters insurance but may be more costly; OR
    - ✓ H06 coverage similar to renter's insurance if the home was a single family unattached property
    - ✓ Loss Assessment coverage to pay the master policy deductible charges for losses originating in a specific unit or for losses that exceed coverage by the Association insurance.
  - Sample *Farmers Insurance* H03 and H06 policy examples were provided.
  - The Belcorte master policy now has replacement cost coverage, not coverage based on 1980 prices. Coverage limits were also increased on the master policy.
- Heather addressed questions and encouraged owners to contact her office should they have additional questions, noting their agency insures about 20 other HOAs.

**II. Minutes Approval (Iglesias)**

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- **A motion was made and seconded (Laux/Seck) to approve the January 8, 2015 Meeting Minutes as presented. Motion passes unanimously.**

**III. State of the Association**

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- Diana Iglesias reported the following 2015 capital expense projects were completed:
  - Landscape gravel project
  - Pool area improvement
  - Pergola constructed
  - Pool fences repaired
  - Added trees and flowers
  - Some pony walls were painted
- Diana noted the Board reviewed and increased insurance coverage, removed the ACC deposit requirement and approved new paint colors to update the community curb appeal.

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

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- Harold Gregorich reviewed the financials as follows:
  - The Reserve Fund has \$25,398.
  - Certificate of Deposit is \$5,985.
  - Operating account has \$10,115.
  - Total assets are \$41,499.
- Harold noted the Financial Report is now reconciled and looks good for the year. The reserve is decreased due to the landscaping improvement project.

**2016 Budget**

- Donna Wood reviewed the 2016 Budget noting:
  - The goal is to rebuild reserve fund in 2016.
  - CPA firm was changed to achieve lower rates
  - Insurance changed to improve liability coverage for better rates
  - 4.9% dues increase for 2016 or \$3.29 per month from \$66.71 to \$70.00
- Capital expenses slated for 2016 include smaller, less expensive projects:
  - New signage and lighting improvements
  - Painting the alley wall by the tennis court
  - Adding cactus security fencing by the tennis court alley wall
  - Sidewalk grinding maintenance scheduled as needed
- **The 2016 Financial Report was approved as presented. Motion passes.**

**V. Election**

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- Owners Bill Hallett and Michael Streed volunteered to count ballots. Bill reported that Harold Gregorich and Linda Laux were duly elected to the Board for a two-year term by majority of absentee ballots and those present. Diane Iglesias, Jason Cook and John Seck remain on the Board to serve the second year of their two year term.

**VI. Owner Feedback**

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- Nancy Marcott reported that the alleyway behind her home floods with every rainstorm. She contacted the Ward Councilman to complain, but nothing has been done. This area fills with water after the rain and owners cannot traverse to put trash into the dumpster. Donna W. noted the City is redoing sewer lines in the area. Harold agreed to inspect this area.

- Sherry Maloney inquired if the Board recommended HO3 or HO6 insurance coverage for owners. Diana noted the HO3 recommendation came from the insurance company, not the Board and it is an individual choice to make.
- Caroline Senjoha indicated her desire to paint the pony walls adjacent to her property to match her freshly painted home color. Jason Cook noted the ACC recently voted to permit the pony walls to match the home paint color if the homeowner so desired and at their own expense.
- Diana noted that Joe Grimm has managed the Association website for many years but is no longer able to do this. The Board is currently reviewing options. John Seck asked if anyone present at the meeting has the skill set to maintain the website. No one indicated possessing this skill or would be willing to serve.
- Linda Laux volunteered to serve on the Architectural Control Committee.
- Mike Streed volunteered to chair the Sign Committee.

**VII. Future Meetings**

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- Board meetings are held quarterly 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 8, 2016 at 7:00 p.m.**
  - June 14, 2016 at 7:00 p.m.
  - September 13, 2016 at 7:00 p.m.
  - November 8, 2016 at 7:00 p.m. Special Budget Meeting
  - December 13, 2016 at 7:00 p.m.

**VIII. Adjournment**

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- **There being no further items of business, the Board adjourned the meeting at 8:23 p.m.**

**Belcorte Board Members**

	<b>Board Term</b>	<b>Phone</b>	<b>Cell</b>	<b>Email</b>
Diana Iglesias, President	2017			
Jason Cook, Vice President	2017			
Harold Gregorich, Treasurer	2016			
John Seck, Secretary	2017			
Linda Laux, Member-at-Large	2016			
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, March 8, 2016 at 7:00 p.m.**  
**Eastside City Hall**

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***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>  <b>X</b>  </u> <b>Margaret Seck</b> , Lot 15	<u>  <b>X</b>  </u> <b>Paul Spencer</b> , Lot 38
<u>  <b>X</b>  </u> <b>Virginia Schuman</b> , Lot 74	<u>  <b>X</b>  </u> <b>Gloria Hinzman</b> , Lot 13
<u>  <b>X</b>  </u> <b>Caroline Sejnoha</b> , Lot 19	<u>  <b>X</b>  </u> <b>Nancy Marcott</b> , Lot 29
_____	_____

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

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

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

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

- Reviewed the February 2016 Financials as follows:
  - The reserve Money market account has \$25,406.10.
  - The Reserve CD Account has \$5,991.98
  - Operating account has \$13,340.57.
  - February income was \$5,662.92; expenses were \$4,916.49 for a net gain of \$746.43.
  - Total assets are \$44,738.65
- **A motion was made and seconded to approve the Treasurer's Report as presented. Motion passes.**

**III. Committee Reports**

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**Pool:**

*Pool Deck* – Harold is investigating repainting of a portion or all of pool deck. The surface is worn where people use the tables, chairs and lounges.

*Pool Furniture* – Linda and Diane reported that they have a bid to repaint the metal furniture from Gary and this will be pursued.

### **Tennis Court**

Some people/person is leaving scuff marks on the court from probably black tennis shoes. John will post a temporary sign on the left gate.

- (raised in questions and answers) The cracks on the tennis court are becoming dangerous.
- Discussion: Cracks can be filled in before a full court resurfacing. Paul suggested using a "flex seal" that might solve the problem. John will check into this.

### **Landscaping Report**

Diana reported that some irrigation problems were fixed and that some trees were pruned due to bean pods falling into a resident's yard.

**General Maintenance:** Diana reported that the raised sidewalk cracks had been ground down and a filler will be put in some of these areas.

**Architectural Review Committee:** Jason was confirmed as Chair with Linda Laux and Paul Spencer on the Committee. Revised forms and dropping of deposit were approved in December.

## **IV. Old Business**

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**Belcorte Signage.** Linda has two bids and two more are coming. Mike Streed, a resident, is seeking one of these bids from a former contact. Linda passed around some pictures of possible signage.

**Summertree Wall:** Much effort has been put into seeking a cooperative solution with Summertree and Summertree has refused to accept any responsibility. The solution for Belcorte is to put in some weep holes at the base of the wall to allow any water to exit from behind the wall. A Contractor has been contacted and John will meet with him this week about weep holes or other remedies.

**Pantano Entrance Lighting:** Harold has spoken with a variety of people to fix our lighting for the sake of safety. One piece of data needed is the lumens required for this area. Harold will pursue this until we get a workable solution that can be voted on by the board.

## **V. New Business**

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**Website:** Diana reported that she is working with Donna Rainville to update and make more user-friendly the website. The website is currently working.

**Compliance Reports:** Harold reported that the first quarterly compliance report has been accomplished. A data base will be formed to keep records of home paintings. Two week notices to residences for a quarterly compliance check are working well. Most of the violations on compliance are due to weeds, garage doors needing painting, house paintings and security lights out.

**Light bulbs:** There was some discussion about how to inform residents when their security light was not working. Residents at night are inside and do not know their light is out. A message on the door or a visit to the house is possible. Also possible would be that the Belcorte Board would take on this responsibility. Also Harold and Paul will fix several pony lights that are not working correctly.

## **VI. Homeowner Concerns**

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\***Tennis court** – see above under Tennis Court.

\*About a lady with a walker who crosses Pantano seemingly carelessly expecting traffic to just wait for her. Discussion: She is a private citizen and the board has no jurisdiction over her behavior.

\*A wooden fence between residences and a barking dog were raised by one resident. This has been an ongoing problem. Suggested solution – get estimate for a block wall, offer to do it yourself if the neighbor will not collaborate. Call the dog by name so that he knows you may help.

\*A member asked about a portable basketball stand on one of the cul de sacs. A member from the cul de sac said that the owner had discussed this with them and it is not a problem for anyone. There is nothing in the CC&R to prohibit the portable basketball stand.

## **VII. 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 meetings for 2016:
  - June 14, 2016 at 7:00 p.m.
  - September 13, 2016 at 7:00 p.m.
  - November 8, 2016 at 7:00 p.m. (Budget Meeting)

## **VII. Adjournment**

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

## **Belcorte Board Members**

	<b>Phone</b>	<b>Cell</b>	<b>Email</b>
Diana Iglesias, President			
Jason Cook, Vice President			
Harold Gregorich, Treasurer			
John Seck, Secretary			
Linda Laux, Member at Large			
Donna Wood, Management Agent	298-2146		<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Meeting Minutes**  
**Tuesday, June 14, 2016 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

Board:

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

***Residents:***

<u>  X  </u>	<b>Margaret Seck</b> , Lot 15	<u>  X  </u>	<b>Paul Spencer</b> , Lot 38
<u>  X  </u>	<b>Virginia Schuman</b> , Lot 74	<u>  X  </u>	<b>Gloria Hinzman</b> , Lot 13
<u>  X  </u>	<b>Michael Streed</b> , Lot 64	<u>  X  </u>	<b>Carolyn Streed</b> , Lot 64
<u>  X  </u>	<b>Nelda Rhea</b> , Lot 32	<u>  X  </u>	<b>Adrienne Cook</b> , Lot 34
<u>  X  </u>	<b>Victoria Englert</b> , Lot 79	<u>  X  </u>	<b>Dolores Gobe</b> , Lot 17
<u>  X  </u>	<b>Terry Waters</b> , Lot 44	<u>  X  </u>	<b>Luke Johnson</b> , Lot
<u>  X  </u>	<b>Cara Hale</b> , Lot 20	<u>  X  </u>	<b>William Hallett</b> , Lot 75
<u>  X  </u>	<b>Tricia Johnson</b> , Lot 70	<u>  X  </u>	<b>Diane Carlson</b> , Lot 5

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

Diana opened meeting by reading a statement about the Arizona Open Meeting Law. It was agreed that an email to residents plus a notice in the pool gate box would meet the Open Meeting Law requirements of notification.

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

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A motion was made to accept the minutes of March 18 and April 29, 2016 for approval: Motion passes (unanimously).

**II. Treasurer's Report (Donna Wood)**

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- The May 2016 Financials were reviewed as follows:
    - The reserve Money market account has **\$33,420.80**
    - The Reserve CD Account has **\$6,001.58**
    - Operating account has **\$10,562.81**
    - May income was **\$9,122.36** expenses were **\$3,831.33** for a net gain of **\$5,291.03.**
    - Total assets are **\$49,985.91**
  
  - A motion was made and seconded to approve the Treasurer's Report as presented. Motion passes.

III. Committee Reports

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**Pool:** Linda reported that five people used the pool in April. Some members disagreed with her count. Jason reported that he is inquiring at the Solar Store for possibilities to heat the pool. John said that he and Harold had an interview with a company that covers the pool during the winter months saving on maintenance, chemicals and use of circulation pump. The vinyl is bolted in place for safety and would require yearly vinyl treatment. They are meeting with another company called Helio-Cool later this month.

There was much discussion about recent pool survey that was sent to residents. Diana clarified that the purpose of the survey was simply to gather information about what people think about heating the pool. No plans are set to change the heating pattern at this time.

**Tennis Court:** Nothing new to report

**Landscaping Report:** Diana reported that the plants are looking good and a few irrigation leaks were fixed by regular Thursday landscaping crew.

**General Maintenance:** Diana reported that the utility boxes had been painted and look much better. The tables and chairs at the pool have also been painted. Overall, 31 houses have been painted and 10 garages have been added. Yards are looking nice. Belcorte is receiving compliments on how nice it looks.

**Architectural Review Committee:** Jason reported that there are no new developments—that the forms and guidelines are on the website.

IV. Old Business

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**Belcorte Signage.** Linda reported that she, Jason and Mike Streed had 5 estimates ranging from \$1800-\$3800. The best solution seems to be a metal sign, two feet x eight feet with laser cut letters. The metal is a rust color with a chemical makeup that forms a patina and will have a clear coating on it to protect it. Carol Keyser said that a "graffiti sealer" could be used which is also a clear coat. Two designs were presented. The cost will be \$1800 plus the cost of repairing the walls and repainting them from the previous signs. There will be new signs at both entrances. The Board voted to approve the first design and will request that the letters be widened.

**Summertree Wall:** Diana reported that there has been no leaking through the wall for about five months. A city inspector said there is no violation of permits, that the dirt against the wall was a civil issue—he said he would speak to Summertree about being a better neighbor. At this time, there is no plan to proceed further on the issue. At some time the wall will need to be repaired and repainted.

**Pantano Entrance Lighting:** Jason reported that TEP would change the location of the light post for \$4000. Jason said that the Solar Store is coming to assess the possibilities. Projecting light on the southeast wall using some kind of spotlight was suggested. Paul Spencer said that the light at 5<sup>th</sup> and Hayden needs a protective cover over it. Buying a fake rock to cover it was suggested. Various residents commented on how dangerous they feel the intersection at 3<sup>rd</sup> and Pantano is—hard to see pedestrians at night. The city of aware of Belcorte's concern for safety.

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**Belcorte Website:** Diana reported that the new website is working. John asked that financials be added. Diana said there is a note on website stating anyone can call Pinehurst for information. Carol Keyser spoke of using care about how much financial information is posted as some people could find a pretext for a lawsuit to get the monies. Donna said the financial information is already in the minutes and the quarterly newsletter. John agreed this seems acceptable. Carol added, in a later part of the meeting, that she pays an outside source to go through all the check registers before the financials are sent to the HOAs. She added that Pinehurst had a surprise audit last year and passed with flying colors.

**Holes in Sidewalk:** Linda said that the cracks between the parts of the sidewalk and some holes in the middle of the sidewalks need to be fixed to avoid tripping problems. Linda will contact the person (Mike Sawicki) who did the grinding of the sidewalk to see if he does that kind of work.

V. New Business

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**Resignation:** John read his letter of resignation effective at close of meeting. Harold had previously resigned at beginning of month. Diana asked for volunteers from audience to serve on Board. Luke Johnson and Victoria Englert both volunteered. Board voted to approve both of them They will serve until January, 2017.

John questioned duties of the Treasurer. Donna said duties are spelled out in the CC n R's or the by-laws. Jason said there were two sides to every issue regarding Harold's resignation. Wicky Seck thanked Harold (not present) for his hard work as treasurer and volunteer.

**Pool Survey:** The surveys were opened and counted by two audience volunteers. There were 48 replies: 8 use pool daily, 7 use it weekly, 21 rarely use it and 12 were "other". Re question of heating pool in April, May and October-16 said yes and 32 said no. Wicky asked that identifying information of future votes not be used. Carol replied that a new law is coming in July that says a signature showing receipt/vote needs to be signed. Then the ballot can be put within another sealed envelope. The information on the survey will be put in next issue of newsletter.

**Speed Bumps:** Diana talked about concerns of pass through traffic on Hayden and 3<sup>rd</sup> st who speed through the complex. She has spoken with City Traffic Engineering who came out and did study of curve area. Temporary speed bumps are not permitted, stop signs or pedestrian signs are not warranted. Permanent speed bumps cost about \$4000 each and we would need two. Left turn signal for light at Pantano and 5<sup>th</sup> Street is ruled out by city. Traffic Engineer suggested double yellow lines around curve. Members seemed to be in agreement with this. John suggested that the city paint the curbs at the 3<sup>rd</sup> st entrance. Diana will follow up with Traffic Engineering on this issue. It is noted that there is no sidewalk around the curve and people have to walk in the street. The City Traffic Engineer told Diana that we have to prune the trees around the curve as they can be distracting to drivers. Diana will get a bid from Complete Landscaping.

**Front Yard Recognition:** Jason suggested that the HOA recognize a homeowner who has maintained an attractive front yard. This could be done on a quarterly basis perhaps giving them a \$25 gift card from Home Depot or Lowes. The Board would ask for volunteers to be on recognition committee. The members seemed to approve the idea.

## Belcorte Homeowners' Association Meeting Minutes

Tuesday, June 14, 2016

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### VI. Homeowner Concerns

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Cara Hale said that the stagnant water at end of cul-de-sac could breed mosquitos. Carol replied that the Health Dept. could be notified. Cara asked about doing neighborhood pot lucks and said she is willing to see about organizing this.

Several members stated that the heating of the pool needs further discussion and should be kept transparent.

Virginia Shuman was given a round of applause for her 90<sup>th</sup> birthday this month.

### VII. 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 meetings for 2016:
  - September 13, 2016 at 7:00 p.m.
  - November 8, 2016 at 7:00 p.m. (Budget Meeting)
  - December 13, 2016 at 7:00 p.m.

### VII. Adjournment

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- There being no further items of business, the President adjourned the meeting at 8:35p.m.

#### Belcorte Board Members

	Phone	Cell	Email
Diana Iglesias, President			
Jason Cook, Vice President			
Victoria Englert, Treasurer			
Luke Johnson, Secretary			
Linda Laux, Member at Large			
Donna Wood, Management Agent	298-2146		<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Meeting Minutes**  
**Tuesday, September 13, 2016 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>Jason Cook</b> , Vice President
<u>  X  </u>	<b>Luke Johnson</b> , Secretary
<u>      </u>	<b>Victoria Englert</b> , Treasurer
<u>  X  </u>	<b>Linda Laux</b> , Member at Large
<u>      </u>	
<u>  X  </u>	<b>Carol Keyser</b> , Managing Associate

***Residents:***

<u>  X  </u>	<b>Caroline Sejnoha</b> , Lot 19
<u>  X  </u>	<b>Virginia Schuman</b> , Lot 74
<u>  X  </u>	<b>John Seck</b> , Lot 15
<u>  X  </u>	<b>Diana Carlson</b> , Lot 5
<u>  X  </u>	<b>Harold Gregorich</b> , Lot 65
<u>  X  </u>	<b>Barbara Durrett</b> , Lot 23
<u>  X  </u>	<b>Kate Manns</b> , Lot 25

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

Carol Keyser opened the meeting with an overview of legislative updates that affect HOA's/ 2016 Arizona Legislative Updates as provided by Goldschmidt & Shupe Attorneys at Law, copy of new legislative updates provided to board members and residences present at board meeting.

I. Minutes Approval (Diana Iglesias)

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**A motion was made to accept the minutes of June 15, 2016 for approval: Motion passes (unanimously).**

II. Treasurer's Report (Carol Keyser)

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- The June 2016 Financials were reviewed as follows:
    - The reserve Money market account has \$33,426.29
    - The Reserve CD Account has \$6,004.89
    - Operating account has \$12,474.85
    - Total assets are \$51,906.03
  
  - **A motion was made and seconded to approve the Treasurer's Report as presented. Motion passes.**
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### III. Amenities Report

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**Pool** – Used so much this year, so great to see everyone with families. Everything looks good with the pool.

**Tennis Court** – No new items, court is looking good

**Landscape** – Minimal pruning, doing a good job with the leaves

**General Maintenance** – Water bill came in high

**Maintenance Report** – One garage approved, one water softener approved

### IV. Old Business

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**Belcorte Signs** – New signs are expected to go up on Tuesday. The 3<sup>rd</sup> street entrance letter can be saved for pool house or something else.

**Front Yard Recognition** – There have been no volunteers for a committee, this is something that can be tabled for another time.

**Fake Landscape Rock(s)** – Carol from Pinehurst will pay up to \$100 as a donation to the rock/landscape project. Still deciding what look to use. The Rock at Hayden and 5<sup>th</sup> needs to be moved away from the spotlight so fake rock can be put over the spotlight.

**Pool Party Deposit Form** – updated recently. Residents must fill out a form prior to having a party at the pool house.

**Pool Rules** - Children must not run in the pool area.

### V. Homeowner Concerns

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Homeowners John Seck and Harold Gregorich asked if the pool heat will be left on.

Discussion of pool heating and costs of heating the pool, budget. Carol from Pinehurst suggests heating the pool until the end of September because it is already in the budget.

**Motion made and seconded (Johnson/Cook) to have the pool heated to 80 degrees until the end of September 2016. Unanimous vote. Motion passes**

### VI. Future Meetings

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➤ Next meeting date has been changed from November 1 to November 8, 2016 at 7:00 PM

### VII. Adjournment

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➤ There being no further items of business, the President adjourned the meeting at 8:30p.m.

Belcorte Board Members

	Phone	Cell	Email
Diana Iglesias, President			
Jason Cook, Vice President			
Victoria Englert, Treasurer			
Luke Johnson, Secretary			
Linda Laux, Member at Large			
Donna Wood, Management Agent	298-2146		<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Budget Meeting**  
**Tuesday, November 1, 2016 at 7:00 p.m.**  
**Eastside City Hall, Room A**

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***Present:***

Board:

<u>  X  </u>	<b>Diana Iglesias</b> , President
<u>  X  </u>	<b>Jason Cook</b> , Vice President
<u>  X  </u>	<b>Luke Johnson</b> , Secretary
<u>  X  </u>	<b>Victoria Englert</b> , Treasurer
<u>  X  </u>	<b>Linda Laux</b> , Member at Large
<u>  </u>	
<u>  X  </u>	<b>Donna Wood</b> , Managing Associate
<u>  X  </u>	<b>Carol Keyser</b> , Pinehurst Properties

<u>  X  </u>	<b>Margaret Seck</b> , Lot 15	<u>  X  </u>	<b>Sherry Maloney</b> , Lot 28
<u>  X  </u>	<b>Virginia Schuman</b> , Lot 74	<u>  X  </u>	<b>Gloria Hinzman</b> , Lot 13
<u>  X  </u>	<b>Michael Streed</b> , Lot 64	<u>  X  </u>	<b>Carolyn Streed</b> , Lot 64
<u>  X  </u>	<b>Marty Harris</b> , Lot 47	<u>  X  </u>	<b>Adrienne Cook</b> , Lot 34
<u>  X  </u>	<b>Nancy Marcott</b> , Lot 29	<u>  X  </u>	<b>Dolores Gobeas</b> , Lot 17
<u>  X  </u>	<b>Terry Waters</b> , Lot 44	<u>  X  </u>	<b>Luke Johnson</b> , Lot 70
<u>  X  </u>	<b>Cara Hale</b> , Lot 20	<u>  X  </u>	<b>William Hallett</b> , Lot 75
<u>  X  </u>	<b>Tricia Johnson</b> , Lot 70	<u>  X  </u>	<b>Diane Carlson</b> , Lot 5
<u>  X  </u>	<b>Harold Gregorich</b> , Lot 65	<u>  X  </u>	<b>Patrick Williams</b> , Lot 59
<u>  X  </u>	<b>Charlotte Meares</b> , Lot 53	<u>  X  </u>	<b>Lorran Meares</b> , Lot 53
<u>  X  </u>	<b>Sandra Grimm</b> , Lot 66	<u>  X  </u>	<b>Betty Jo Potter</b> , Lot 40
<u>  X  </u>	<b>John Seck</b> , Lot 15	<u>  X  </u>	<b>Carol Kerchenfault</b> , Lot 33
<u>  X  </u>	<b>Cheryl Murphy</b> , Lot 62	<u>  X  </u>	<b>Alex Prince</b> , Lot 56
<u>  X  </u>	<b>Kate Manns</b> , Lot 25		

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

Donna Wood of Pinehurst Properties, discussed the budget items for 2017

The Proposed 2017 Budget and Long Range Plan were discussed. Increases are expected in utilities, insurance, management fees, general maintenance and upkeep. The proposed budget includes a 5% increase or \$3.50 a month.

The proposed budget includes some capital expenditures totaling almost \$20,000. Some of these capital expenditures include lighting at Pantano & 3<sup>rd</sup> (which seems to be a continual issue) regarding illumination, updated lighting at the Pony walls, maintenance work to the pool deck and having money set aside for the possible replacement of the pool heater. There is also money allocated for the repair and painting of cracks on the Tennis court.

Carol Keyser also spoke to the need for Reserves and recommended a professional Reserve Study. The Reserves requirements vary by community depending on the amenities of the community, the age and a host of other variables.

There were various discussions brought up by homeowners about the pool use, the change in insurance, lighting and other issues that affect dues being raised and affect owners.

**Belcorte Homeowners' Association Meeting Minutes**

Tuesday, June 14, 2016

Page 2 of 2

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**A motion is made and seconded to approve the 2017 Budget with dues increasing by \$3.50 per household per month. The motion passes by unanimous vote.**

Meeting adjourns at 8:30 PM

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**Belcorte Homeowners' Association**  
**Meeting Minutes**  
**Tuesday, December 13, 2016 at 7:00 p.m.**  
**Eastside City Hall, Room B**

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***Present:***

***Board:***

  X   **Diana Iglesias**, President  
  X   **Jason Cook**, Vice President  
       **Luke Johnson**, Secretary  
  X   **Victoria Englert**, Treasurer  
        
        
  X   **Donna Wood**, Managing Associate

***Residents:***

  X   **Caroline Sejnoha**, Lot 19                        X   **Dolores Gobeia**, Lot 17  
  X   **Virginia Schuman**, Lot 74  
  X   **John Seck**, Lot 15  
  X   **Michael Streed**, Lot 64  
  X   **Harold Gregorich**, Lot 65  
  X   **Barbara Durrett**, Lot 23  
  X   **Paul Spencer**, Lot 38

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

Diana Iglesias asked if there were any corrections

I. Minutes Approval (Diana Iglesias)

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**A motion was made to accept the minutes of September 13, 2016 for approval: Motion passes (unanimously).**

II. Treasurer's Report (Victoria Englert)

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- The November 2016 Financials were reviewed as follows:
    - The reserve Money market account has \$30,345.89
    - The Reserve CD Account has \$14,045.89
    - Operating account has \$10,837.23
    - **Total assets are \$55,229.01**

Victoria spoke about the **Reserve Study**. She solicited two companies and one responded with an \$850 proposal and you have 30 days for any modifications to the submittal without incurring any extra charges. The Reserve Study can put to rest any questions about an appropriate amount to keep in our reserves and can utilize the information in preparation for future budgets.

III. **Amenities Report**

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**Pool** – The pool was recaulked and the tile was cleaned so it will be in ready condition for pool opening in the spring.

**Tennis Court** – No new items

**Landscape** – Low Hanging branches were trimmed that were hanging over the road near 3<sup>rd</sup> & Hayden. A 3' palm tree that was donated, was recently planted near Hayden and 5<sup>th</sup>, was stolen 2 days after it was planted. Pots in front of Virginia Shuman's home were also stolen. Complete was called out because of an irrigation timer (near 3<sup>rd</sup> & Hayden) issue; their inspection reported nothing unusual. However, upon inspection with Vicente, Diana purchased a new irrigation timer online and had Vicente install it during his regular service time.

Diana works with Complete to make sure they are busy, however, we might look at renegotiating their contract for less hours in the winter months.

**General Maintenance** – Owner at 720 N Hayden reported damage to his back wall from a large truck turning in the alley. He sent several photos. Working on getting proposals for repair. It is hoped it will fall well below the insurance deductible.

It was also noted the Trash & Recycle bins need to be 3 feet apart so the mechanical arms can lift the cans without doing other damage; A good item to note for a community email and newsletter.

**Architectural Review Committee** – water softener approved

#### IV. **Old Business**

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#### V. **New Business**

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Security Issues were brought up with the new palm tree stolen and Virginia Shuman's Pots stolen from her front yard.

There are also "Porch Pirates" that are following UPS, FEDEX and other deliveries to steal items left on front porches during the holiday season.

A partial gang was apprehended in Sahuarita where they send "kids" to canvas a neighborhood for unlocked vehicles and take anything of value left in them.

It was also noted on a street near Belcorte there was a theft ring caught who used the house to store their loot!

#### V. **Homeowner Concerns**

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**John Seck** noted the following items:

- There is a continual issue with not getting the minutes posted on the website
  - Formally requesting a DRAFT of board minutes be posted on the website
  - The Board agreed they prefer to post only approved minutes to the website.
- For the ARC Committee – There is a ramp and it would be prudent to install a sidewalk to the pool gate from that area.
- For the Landscape Committee – There are several cactus too close to the sidewalk which will require more maintenance when they get larger. There are 2 Palm Tree seedlings that are too close to the sidewalk. Over time they can cause damage to the hardscape.
- For Upcoming Elections – Is suggesting to the Board ways to make the upcoming elections "More Friendly", maybe schedule a "Meet the Candidate" night. In the communication process letting owners know how many terms expire and who has decided to run for the Board.

**Harold Gregorich** noted he will be submitting a report on the budget numbers

**Caroline Sejnoha** spoke about her water heater failure (and it was not covered under her insurance for the replacement of the heater) and the light bulbs on the pony walls.

**Paul Spencer** spoke of the types of bulbs he uses in the pony wall lights went from 100W to 13Ws. He is currently replacing the screws to the light fixtures on the pool columns as he has to replace the lights.



**VI. Future Meetings**

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- Next meeting date is Annual Meeting on January 12, 2017 at 7:00 pm
- March 14, 2017
- June 13, 2017
- September 12, 2017
- November 7, 2017

**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			
Jason Cook, Vice President			
Victoria Englert, Treasurer			
Luke Johnson, Secretary			
Donna Wood, Management Agent	298-2146		<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>