
Belcorte Homeowners' Association
Annual Meeting Minutes
Thursday, January 10, 2019 at 7:00 p.m.
Eastside City Hall

Present:

Board:

- X **Diana Iglesias**, President
- X **Jason Cook**, Vice President
- X **Victoria Englert**, Treasurer
- X **Michael Steed**, Secretary
- X **Harold Gregorich**, Member at Large

Staff:

- X **Donna Rainville**, Meeting Minutes
- X **Amber Page**, Pinehurst Properties

Residents:

- | | |
|---|---|
| <u>X</u> Rose Ditmar , Lot 7 | <u>X</u> Nelda Rhea , Lot 32 |
| <u>X</u> Barbara Jean Durrett , Lot 23 | <u>X</u> JoAnne Sanford , Lot 56 |
| <u>X</u> Glades Guisinger , Lot 3 | <u>X</u> John Seck , Lot 15 |
| <u>X</u> William Hallett , Lot 75 | <u>X</u> Margaret Seck , Lot 15 |
| <u>X</u> Patty Hamel , Lot 51 | <u>X</u> Caroline Sejnoha , Lot 19 |
| <u>X</u> Lorran Meares , Lot 53 | <u>X</u> Virginia Schuman , Lot 74 |
| <u>X</u> Charlotte Meares , Lot 53 | <u>X</u> Paul Spencer , Lot 38 |
| <u>X</u> Cheryl Murphy , Lot 62 | <u>X</u> Carolyn Streed , Lot 64 |
| <u>X</u> Betty Jo Potter , Lot 40 | |

Diana Iglesias welcomed homeowners to the meeting noting the presence of a quorum.

I. Minutes Approval (Diana Iglesias)

- **A motion was made and seconded (Cook/Iglesais) to approve the January 11, 2018 Annual Meeting Minutes as amended:**
 - Section III, State of the Association: Remove seventh and eleventh sub-bullet and,
 - Create Second Main Bullet: "Projects for 2018:" with secondary bullets as follows:
 - Pony lights should be painted
 - Pool pump needs to be addressed
 - CC&R review for potential update or revision
- **Motion passes unanimously.**

II. State of the Association (Diana Iglesias)

- Diana Iglesias reported the following capital expense projects were completed in 2018:
 - Trees removed around Summertree wall
 - Lights on pony wall painted
 - Summertree wall was repaired and repainted for \$3,100
 - Solar lights added to illuminate the community sign
 - Pool showers were repaired
 - Added variable speed pump at pool to save energy.
 - Information gathered for reviewing the CC&Rs
 - Added comprehensive insurance coverage
 - New mailboxes installed on Third St.

- Diana noted the following potential projects for the new Board in 2019.
 - Secure a new pool maintenance vendor.
 - Address revision of the CC&Rs
 - Re-plaster and retile the pool
 - Update the pool bathrooms

III. Treasurer's Report (Victoria Englert)

- Victoria Englert reviewed the 2018 financials as follows:
 - The Reserve Fund has \$15,488
 - Certificate of Deposit is \$25,484
 - Operating account has \$12,603
 - Total assets are \$53,574

- **The 2018 Financial Report was approved as presented.**

2019 Budget

- Victoria Englert reviewed the 2019 Budget noting:
 - No increase in dues
 - Increased Irrigation expense
 - Funds for pool re-plastering and tiling as well as updating the pool bathrooms
 - Additional funds for tree trimming if needed

IV. Election

- Owner Carolyn Streed and Cheryl Murphy volunteered to count ballots.
- Carolyn and Cheryl reported that, Rose Ditmar, Victoria Englert and John Seck were duly elected to the Board for a two-year term by ??% of owners voting via absentee and in-person ballots. Harold Gregorich and Michael Streed continue serving the second year of their term.
- Jason Cook and Diana Iglesias, were thanked for their past services and immense contributions to the Association.
- Jason Cook noted he has been on the Board for twelve years. Still cares about the community. He hopes the Board can cut the crap and drama and remember to work together.
- Michael Streed noted his appreciation and great respect for the efforts and impact Diana has made in support of the Association and our community. Thank you, Diana!

V. Owner Feedback

- A homeowner reported she witnessed a truck hitting the alley wall. She would like to initiate a dialog since this is an ongoing issue. Trucks may need to be rerouted, but is a slippery mess. It was suggested that the homeowner speak to Councilman Paul Cunningham at Eastside City Hall regarding their concerns.
- New owner reported a big crack in the back wall and wondered who is responsible to repair. The back wall is Association's responsibility, but the Board agreed to investigate the crack.
- Do the CC&Rs address the number of rental units allowed since currently 18 of 79 are rentals? The Board noted that the CC&Rs currently do not address this issue but that it could be considered if the CC&Rs are revised.

VI. Future Meetings

- 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 12, 2019 at 7:00 p.m.**

VI. Adjournment

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

Belcorte Board Members

Name	Board Position	Term Expires
Rose Dittmar		2021
Victoria Englert		2021
Harold Gregorich		2020
John Seck		2021
Michael Streed		2020

Contact Management:

Amber Page, Property Manager	298-2146	Amber@pinehurstproperties.net
Carol Keyser, Management Agent	298-2146	info@pinehurstproperties.net

1/28/19 Emergency meetings of Belcorte HOA Board to discuss contractual relationships with Pinehurst

On 1/24/19, a letter to the Board was received from Amber Page of Pinehurst outlining three courses of continued contract with Belcorte: continue as is, no services, or financial only.

1/28/19, the Board met and decided at this time to stay with Pinehurst but did want to clarify some issues. President sent an email to Amber. Since this was an emergency meeting to discuss contractual relationships with our management company, public notice was not given.

On 1/30/19 The Board received an email from the President of Pinehurst effectively terminating services with Belcorte on 2/28/19 but offering financial services if the Board wished. The Board, in person and phone with several, decided to send an email to Pinehurst acknowledging termination of contract and services. It was noted that Belcorte had wished to continue with Pinehurst. A search was begun for another management company.

1/31/19 Meeting to plan our way forward in selecting another management company.

1/31/19 at Mike's house, ongoing management transitions:

Mike has begun seeking the names of other management services.

Among six other companies, board members will check websites, services, etc. Mike would like to begin interviews next week.

Before interviews begin, a set series of questions/topics will be developed so that each company are asked the same basic questions so that answers can be compared. Each company will be asked what services they have to offer. Harold has outlined the current contract and will email that outline to the rest of the board members in preparation to form the interview questions.

Mike will send a letter tonight requesting that Pinehurst manage our financials through March to give us time to effect an orderly transition.

Joe Grim is willing to manage our Website during the transition. If the management company does this service, then we can decide on how to proceed. Mike will request the dominion name and password from Pinehurst.

JAS

2/27/19 Minutes of the Emergency Meetings of the Board on signing a contract with the Mission Management Services.

Present were Rhonda Rachel, Vice President of Mission Management Services (MMS), Sue Logan, selected from MMS to be Manager of Belcorte, and the Board.

The meeting was called to order and questions began from the Board members and from MMS. Among the many questions were discussions of the website, minutes, meetings, rules and regulations of various issues, keys, newsletters, liability for pool use, agenda for March meeting, and need of committees to be finalized at the March meeting and a variety of practical issues.

Then the Board, satisfied with the discussions, agreed to move forward with the contract and the contract was signed.

MMS will be in contact with Pinehurst for documentation of various kinds, the documents of Belcorte CC&R, Rules and Regulations, etc. Archives and keys are being gathered. After a review to make sure all is in order, MMS will send a letter to Belcorte members about the changes, payments, etc. MMS will present itself at the March meeting.

JAS

BELCORTE HOMEOWNERS' ASSOCIATION (draft)

Belcorte.com

Board of Directors Meeting Minutes

Tuesday, March 12, 2019, 6:30 p.m.

Eastside City Hall

Present: The Board and 17 Members of our HOA.

Quorum is present.

Your Board: Mike Streed, President

Harold Gregorich, Treasurer

Rose Dittmar, Member at large

Joe Grimm, Information Tech

John Seck, Secretary

Call to Order and Welcome: The president called the meeting to order and welcomed all members and Mission Management Services.

Approval of Minutes: Minutes of Nov. 6, 2018. A motion is made and seconded for approval. Motion passes.

Approval of Minutes of Annual Meeting held on Jan 10, 2019. A motion is made and seconded for approval. Motion passes.

Approval of Emergency Board Meeting Minutes of 2/4/19, 2/22/19 and 2/27/19. A motion is made and seconded for these three minutes to be approved. Motion passes.

Introduction of Mission Management Services:

The president introduced Rhonda Rayhel, Vice President and Sue Logan, Community Manager of MMS.

Mike presented the recent history for Belcorte HOA of the reception of a letter from Pinehurst effectively terminating their contract with Belcorte HOA. Financial management was extended through the end of March to facilitate a new management company. The Board held seven emergency management meetings to discuss, plan, interview, etc. a new company. Three companies were interviewed and Mission Management Services was chosen. They are a company similar to Pinehurst in services and fees.

Rhonda Rayhel, Vice President said that she has been in community services for 18 years. MMS is a new company and is in existence for two years. MMS manages 43 HOAs.

Sue Logan said that she is a community manager for six HOAs.
MMS said that they look forward to collaboration with Belcorte HOA.

Questions to MMS from HOA members:

Does any board member have any connections or ties with MMS. No.
How are payments to be handled? Currently send to Pinehurst and a hard copy letter with instructions from MMS was mailed today to all members.

Will the monies be expertly handled to insure that all funds are recorded, transferred and established in MMS? Yes.

Has Pinehurst been cooperative in this transition? The various Board members all responded that Pinehurst has been very cooperative with Belcorte HOA. Additionally Rhonda of MMS said that they have a working relationship with Pinehurst which will facilitate an easy transition.

Will Belcorte continue with the same attorney we had with Pinehurst. Undetermined, not yet established with MMS.

Committee Reports;

Financial: The treasurer reported that these figures from February are transitional until we have the completed transfer from Pinehurst to MMS.

Pool and tennis court: Mike reported that there were various difficulties in contracting with a new pool company after neglect from the previous company. Ekonomy is now our pool company. The caulking and refill of the pool will be in place for the pool opening on April 1st.

The pool bathroom updating is scheduled for 2019.

Tennis court is schedule for resurfacing in 2020.

Landscaping: There have been no major issues. A small limb was broken on a tree on 3rd St. side when some kids stood on it to cross the wall.

Architectural Review Committee: (currently Paul, Joe, and Mike) The final repair and payment billing has been sent to Pinehurst which contracted with the city for those services.

Regarding garage installations: A member reported that he had great difficulty with the city since they were requesting almost an engineer's report. After discussion, the final suggestion is to have the contractor do the paperwork for garage installations.

Old Business

CC&R review. The CC&Rs seem to be well ordered and appropriate. We may need a paragraph added about Arizona regulations and current

insurance policies. This will be dealt with after our transfer to MMS is complete.

Pool: As noted above.

New Business: The Board, now that we have in place our new management company, will proceed with planning.

Special Note:

The Board wants everyone to be aware that we will be using the website much more for minutes and information about any other meetings or newsletters, etc. We have only three households that do not have email and these three homes will receive hard copies of any documents and information. If you are aware of anyone not receiving the emails, ask them to check the “other” on Outlook, or the “junk” and switch the email to the inbox.

To contact the Board: HOABoard@Belcorte.com

Webpage is: belcorte.com

Minutes by John Seck

BELCORTE HOMEOWNERS ASSOCIATION (draft)

belcorte.com

Board of Directors Meeting Minutes

Tuesday, April 30, 2019, 6:30pm

Eastside City Hall

Present:

The Board: Mike Streed, John Seck, Harold Gregorich, Joe Grimm, Rose Dittmar

Mission Management Services: Sue Logan and Rhonda Rachel

Eight additional residents of Belcorte: Margaret Seck, Virginia Shuman, Betty Jo Potter, JoAnn Sanford, Paul Spencer, Caroline Sejnoha, Barbara Durret and Diana Iglesias.

Call to Order and Welcome: Mike Streed called the meeting to order, welcomed everyone and thanked the board and MMS for all their work.

Mike stated that because he is away for three months during the summer, he has asked Harold Gregorich to be the interim president while he is away.

Mike and Sue Logan also clarified, with everyone, that the recent double billing was due to incomplete data from Pinehurst. This matter will be clarified by the end of the month.

Approval of Minutes of 3/12/19, Mike motioned that the minutes be accepted which was seconded by Rose.

Management Report:

Repair of cracks in the perimeter wall: Sue presented one bid of \$2250. The discussion that followed said that we need clarification of repairs to be made and two other bids.

The lighting at Pantano and 3rd St: TEP said that the light could be moved at Belcorte's expense. The light is regularly billed for \$44.00 a month and could be turned off. TEP is checking to see if a brighter light can be used. Perhaps a solar light on the opposite side of the street could be useful. Issue remains open.

The area behind the tennis wall was donated to the city but they do not maintain it. The landscapers cut the grass when the perimeter wall is cleaned on the outside. John Seck offered to plant more cactus along the

wall to prevent anyone from trying to climb over. If you have cactus leaves that you are discarding, contact John and he will pick them up.

Committee Reports:

Financial: Harold reported that the HOA has about \$51,000 in reserves (total cash assists) and that at the end of the month, he will be able to verify all the financial data of the transition to MMS.

Pool and Tennis Court: The caulking was completed and the pool is being frequented by members. Joe and Harold will check into a vent or turbine in the bathroom to keep the air in circulation preventing mold in that room.

Landscaping: There have been some leaks and bids from Complete Landscaping to repair them. There needs to be some investigation about the leaks, the last repairs, etc. Harold is working on this issue.

A long term plan for trees and plants is needed so that moneys can be allocated over time. Complete submitted a complete listing of the trees and offered a bid. A landscape committee needs to make a plan for the board to approve and then seek additional bids before this work is begun. We need volunteers of the members to help on this committee.

Architectural Review Committee: The issue of paint colors arose due to the great variation of garage door colors in Belcorte. This variety comes from weathering of the hot sun and from the tint variation of the different manufacturers of paint from Home Depot, Loews, and others. Also the garage doors manufactured with powder coating are slightly darker than the Belcorte brown.

To remedy this, Harold and John spoke with two paint specialists from Dunn and Edwards, one of them walking through Belcorte with us. The recommended solution is to use "Eggshell" for the garage doors. This tint will show less variation in fading among the doors.

An Architectural Request Form from the web will also be required to help insure that homeowners use Dunn and Edwards. The slightly higher cost of the paint will be offset by the Belcorte discount.

Diana Iglesias said that the previous board had worked hard at getting people's cooperation with the recommended paints.

The conclusion is that this new information will be added to the Guidelines and the Architectural Request Form will be required. This information will also go out in a coming Newsletter.

Website Report from Joe Grimm: All documentation is on the webpage. There is even a search space to find what you are looking for. Joe is doing an outstanding job in managing our website. Thanks, Joe.

Old Business:

The storage of Archives has been settled and various keys of Belcorte are centralized.

Street speed bumps: Expensive to install, needs city investigation, has been attempted in the past. Also a left turn light at 5th and Pantano was requested but the city said that it was not needed. Rose Dittmore will continue seeking some solutions. Past efforts are available on the website.

The outside wall, eastside alley, repair and painting of the damage from several months ago has been completed.

New Business:

A lending library is now open located at the pool entrance.

Committees: Pool and Tennis Court: Wicky Seck and Harold will lead this.

Architectural Committee: Joe, Paul Cunningham, and Mike

Financial: Harold

Landscaping: no one volunteering for this yet. (John, Rose, Harold)

Issues from the residents that they would like discussed, including Homeowners Q&A.

A tree by Caroline Sijnohn's house needs trimming.

Handicap access from the street to the pool is needed. Joe will check on how this can be done.

The east gate of the pool could be opened but the sidewalk problem (about four inches in height) needs to be remedied.

Hard copies of the insurance policy are needed by a few members.

Are there too many rental properties in Belcorte: A limit can be imposed and this would require a change in the CC&Rs which would need the 75% approval of the members.

Some utility access doors on the outside of the pool have been opened.

Perhaps a lock and key needs to be installed on these.

Outgoing mail slots: DO NOT put outgoing mail in the mail slots due to thieves breaking into these looking for outgoing checks and payments. Instead, put the envelope at a 45% angle in your own mail slot with stamp facing the street. Paul reports that they are still waiting for the replacement with more secure boxes.

Pool parties: Yes, with a deposit and notification at the pool. This will be written up for the coming newsletter.

A resident list for everyone is not available due to privacy issues. Of course the Board and MMS have a complete list of homes, telephone numbers and emails.

Adjournment was at 7:45pm. Next Meeting will be September 10th, 6:30pm.

For immediate contact with the Board, send an email to HOAboard@Belcorte.com

BELCORTE HOMEOWNERS ASSOCIATION
BELCORTE.COM
Board of Directors Meeting Minutes (DRAFT)
September 10th, 2019, 6:30pm
Eastside City Hall

Due to our errors, an advance notice was not sent about tonight's meeting. Because the date and time are posted on the website, the requirements for the Open Meeting Law have been met.

Present:

The Board: Mike Streed, Harold Gregorich, Joe Grimm and John Seck. Rose Dittmar has moved out of the area.

Mission Management Services: Sue Logan

Additional Residents: Wicky Seck, Dee Gobeia, Paul Spencer, Caroline Sejnoha, Glades Guisinger "Peaches", and Kate Manns.

Call to Order and Welcome: The meeting was called to order at 6:30pm.

President's Report: Mike thanked Rose Dittmar for her help on insurance and other services to the Board. Mike thanked Harold for his hard work for the HOA over the summer and thanked those who worked on gathering signatures of the residents for the speed humps. Mike said he kept abreast of the HOA through our emails. Mike apologized to Peaches for not getting back to her about her wall. Mike clarified to everyone that due to a miscommunication to Vicente (landscape) all the bushes were immediately being cut to three feet for security concerns. This situation has now been corrected and bushes will be trimmed on appropriate schedules.

The financials are now in order thanks to Harold's and MMS's painstaking efforts. The speed humps for Belcorte received the required signatures from the residents and have been approved by the city. We are waiting for their installation.

Approval of Minutes. Mike asked for approval of the Minutes of 4/19/30 and the motion was seconded by Joe. Harold and John agreed

The Action in Lieu entry on speed humps has been accepted and signed by the board.

Management Report: Sue Logan

*Total income for the month ending August 31, 2019 was \$5668. Total Expenses for the month were \$4232, resulting in a net gain for the month of \$1434. The Balance Sheet dated August 31, 2019 shows Operating Cash of \$15,260, Cash Reserves of \$28,254 and a CD at 2.20% for \$15,000. All bank accounts have been reconciled and tie to the General Ledger. Accounts Receivable total is \$128. Management considers our balances to be very good.

The association is on track with the budget in all categories.

Sue has started reviewing and adjusting the budget for next year. She will submit a draft to the board within a few weeks. The November meeting is primarily about the budget for next year.

*The CC&R enforcement has been conducted on a regular basis. 16 violations were noted mostly for weeds and several for lack of exterior lighting.

*The Landscape committee met with three companies to discuss the most cost-effective options for the area across the street along the wall and the pool area. The plan is to use low water plants and not plant the entire area, just groupings. We received only one proposal.

*The Landscape company contract is due for renewal and has had a slight increase.

*Sue spoke to TEP to look into the outage of the light at 3rd and Pantano. TEP is investigating the possibility of changing the light fixture/bulb to increase visibility. MMS is following up with this.

Committee Reports:

Financial: Harold reported that all the books are now in order. The account balances were reported by Sue in her report.

Pool and tennis Court: Wicky reported that the pool is wonderfully clean and not needing regular hosing of the area nor cleaning of the baskets. The Tennis court has significant cracks and is scheduled for repair in 2020.

Architectural Review Committee:

Joe said that the issue has come up again of egress gates for garage door enclosures. The fire code requires a 32in gate separate from the garage door due to safety in case of a fire. Joe will post these fire codes on the website. In the discussion about homes already with more narrow egress

gates, a letter will be sent to homeowners stating that they are in violation of the code. That letter will be kept on file.

Landscape Committee Report: Harold reported that the irrigation has been adjusted for all plants, disfunctional valves replaced and leaks due to unclear reasons have to be fixed regularly.

John reiterated Sue's report about replies from only one company. Recently another company has submitted a bid. More information is needed about what the bids include. John with Sue will seek the information and call a meeting of those who want to work on the landscape committee. This landscape planning meeting was originally scheduled for June.

Old Business:

*The **speed humps** have been tentatively approved by the city and we anticipate their installation.

*Joe and Harold received two **bids on a sidewalk** from the street to the pool gate. After discussion and specifics, Mike called for approval of the second bid which motion was seconded and approved by the board.

*Paint issues from the previous HOA meeting have been posted on the website.

***New Pool Party request forms** are available on the website.

***The Little Free Library** on the East side of the pool fence is up and running again. It was not Monsoon proof and required a change in roof design. Hopefully the problem has been corrected.

New Business:

Election of new board members takes place at the annual meeting in January. Two members will be up for re-election, Mike and Harold, and Rose Dittmar's position for one more year needs to be filled. Further information will be forthcoming at the November meeting.

*Several people have recently spoken of perhaps a need to limit the number of **rentals in an HOA**. Currently about 20% in Belcorte are rentals. Any change in our CC&Rs would require 75% approval (do the math). An attorney would definitely be required to make sure any changes were within AZ state law. This would cost maybe three to five thousand dollars and require the commitment of a committee for at least a year.

John will prepare some further ideas and send them by email to get residents' input as to whether the board should pursue this idea.

*Mike reported that the **three pine trees** in the island at third street are dead and need to be removed. Several bids have been made. After discussion Mike asked for approval, Joe seconded the motion and Harold and John agreed.

*There are also **two significant sidewalk cracks**, (danger of tripping) in our sidewalks that need to be ground down. The previous worker no longer does this and Sue will help to find someone who can do this.

Homeowners Q&A

*Paul Spencer reported that only two mailboxes are yet to be replaced. Thanks for your great postal service, Paul.

*Sue, because of the low attendance at some meetings, raised the idea of **day time meetings**. Many residents are retired, some do not wish to drive at night. This idea can be pursued and perhaps voted on at our annual meeting.

Adjournment: Next Meeting will be Nov 12, 6:30pm at Eastside City Hall.
For immediate contact with the Board, send an email to HOAboard@belcorte.com

JAS

BELCORTE HOMEOWNERS ASSOCIATION
BELCORTE.COM

Board of Directors Meeting (DRAFT)
November 12, 2019, 6:30pm
Eastside City Hall

Present: The board: Mike Streed, Harold Gregorich, Joe Grimm and John Seck.

Members: Betty Potter, Robin Bengel, Margaret Seck, Diana Iglesias, JoAnn Sanford, Maria Valle, Dolores Gobeia and Gloria Hinzman.

Call to Order and Welcome: Mike called the meeting to order.

President's Report: Mike brought up the coming elections, four positions open, and that Mission Management Services will conduct a training for the new board so that they can operate effectively. Sidewalk issues are being taken care of and next year, the tennis court will be repaired.

Approval of Minutes of 9/10/19: Mike motioned that the minutes be accepted and Joe seconded the motion. Motion passed.

Management Report: Sue of Mission Management Services

"November 2019. Financial

Financial Statements for the month ending October 31st, 2019 are included in your board packet. Total income for the month was \$5876. Total Expenses for the month were \$5345, resulting in a net gain for the month of \$539. The Balance Sheet dated October 31, 2019 shows Operating Cash of \$19764, Cash Reserves of \$26774 and a CD at 2.20% for \$15000. All bank accounts have been reconciled and tied to the General ledger. Accounts Receivable total is \$325. Management considers this to be exceptionally good.

As you can see from the P&L the Association is on track with the budget in all categories.

I have submitted a budget draft to the board and hopefully with only some minor adjustments it will be acceptable.

CC&R Enforcement

Our inspectors have noted many palm trees that need to be trimmed within the community. I was unaware that Diana was trimming the palms for everyone. I have made a note of it and the inspectors will not be looking at them in the future. Other violations noted have been for weeds. The red work truck that was parked on the

street belonged to a renter that was not informed by the owner, or the property manager for the owner, that street parking on a regular basis and commercial vehicles are not permitted.

Miscellaneous

I spoke to TEP and they are still looking into possible replacing the light at 3rd and Pantano. The issue is whether an “arm” can be added to the existing pole or a new pole would have to be installed. I’m trying to get everything completed at their cost or have them pay for it.

Respectfully submitted,

Sue Logan, CMCA “

Committee Reports:

Financial: Harold reported that in addition to Sue’s report, We have \$42,000 in reserves and are putting in \$1000 each month to build reserves to the desired level of \$50,000. Overall all the monies are accounted for. The budget has allowed for various expenses including sidewalk repair and tree trimming. Overall we are in good shape. Mike motioned that we accept the budget report and John seconded. Motion passed.

Pool and Tennis Court: The pool has been pristine and much less cleaning has been needed. The pump is set effectively lowering the cost and less chemicals have been needed. Usage of the pool has been up this year. The tennis court is additionally being used weekly by the pickle ball players.

Architectural Review Committee: Joe said that the new sidewalk has been completed connecting the roadway to the gate; This was 35 years in the making and now appreciated by a resident. No garage changes have been initiated.

Landscape Committee report: The Landscape Committee held a meeting on Oct 5, 2019 at the pool. Several issues including trees, contact with Vicente of Complete landscaping weekly and long term guidelines were discussed. The main focus was gravel and boulders along the apartment complex wall of Belcorte. Two bids were presented and

doing this in stages was discussed. John asked the board to vote on accepting the lower bid.

Then Betty Potter raised the issue as to whether this was “pedestrian refuge” area and therefore we could not just decorate it with rock. Another wondered if boulders would help kids jump the walls. In the discussion, it was noted that a lot of areas on the land plot are designated “Pedestrian refuge” and therefore just general designations. Mike asked that the vote be tabled and Sue will inquire about the terms and restriction of “pedestrian refuge”. When the information is available, a vote of the board to continue the motion could be taken as an “action in lieu.”

An issue raised was taking the new cactus shoots and planting them in the common areas where we already have gravel. The bushes by the pool need attention. An issue with the location of a palm tree and trimming was clarified. John said he would call a meeting of the committee and speak to these issues.

Old Business:

Belcorte has been awarded 3 speed humps and the \$500 for each of the three humps has been given to the city. The City will decide where the humps will be placed. Installation is scheduled Dec 1-15.

An issue was raised about school buses taking a short cut through the neighborhood. Diana said that they can be stopped by calling TUSD with the number on the back of the buses.

New Business:

Daytime meeting possibilities. Mike asked for a show of hands for how many would like daytime meetings. Most everyone raised their hands. Dates were discussed and it seems that the March meeting will be the time to try this.

Election of new members: There are four openings, two of which are held by current board members. Sue will soon send a letter alerting everyone to the election and asking for a return of papers of those who want to volunteer. Then in the December mail packet for the annual meeting in Jan, a ballot will be included to be returned by mail or brought to the meeting. At the Jan meeting the ballots will be counted and announced. The new board will then hold a short meeting and choose the various officers.

Q&A: A member asked Sue to make sure the member portal was working efficiently. She will check this.

Another member asked about the possibilities of solar heating for the pool to help reduce costs. This matter was investigated several years ago. Harold will inquire about this possibility.

The meeting was adjourned at 7:45pm.

Next meeting will be January 14, 2020, 6:30pm at Eastside City Hall.

For immediate contact with the Board, send an email to

HOAboard@belcorte.com