

BELCORTE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

Date: March 15, 2023, Time: 6:00 PM

Where: Meeting will be held via Zoom

MINUTES

BOARD MEMBERS

Harold Gregorich	President	Present
John Seck	Vice President	Present
JoAnn Sanford	Treasurer	Present
Cheryl Murphy	Secretary	Present
Lorran Meares	Director	Present

MANAGEMENT: Morgan V and Suzi C - HOA Management Solutions

GUESTS/HOMEOWNERS PRESENT: Don Kimball, Margaret Seck, Jean Rook, Mike Streed.

CALL TO ORDER: The meeting was called to order at 6:05 PM.

APPROVAL OF MINUTES:

- Approval of the meeting minutes from November 07, 2022. (These minutes are from the previous management company, Mission Management.)
- Approval of the meeting minutes from December 14, 2022.
John motioned to approve the meeting minutes from November 2022, and December 14, 2022, JoAnn seconded, and the motion was approved.

APPROVAL OF FINANCIALS:

- Approval of the December 2022 Financials.
- Approval of the January 2023 Financials.
JoAnn motioned to table the financials until we can meet with the accounting department at HOAMS, Harold seconded, and the motion was approved.

MANAGER'S REPORT: Updated addresses, phone numbers, tenant info, mailing addresses, and emails, reviewed minutes from prior Board Meetings, reviewed monthly Financials, processed Late Fees, mailed past due statement, responded to homeowner request in response to ARC matters, Architectural Requests processed and sent to board, posted approved Financials and Minutes to the web, processed and provided HomeWise Documents, Welcome Packages to new homeowners, answering homeowner questions by phone and email, and worked with the Board on various items.

LANDSCAPE REPORT:

- Landscape review/report.
John: The water has been turned back on for the HOA, we will follow the procedure that we did last year, if anyone notices leaks they can contact one of the Board members or HOAMS, and one of us will contact Vicente, a flag will be put up wherever the leak is and Vicente will fix the leak.
- Landscaping improvements- Possibly cutting out some services we do not

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currently use.

John: We discussed bushes, trees, and tree replacements. The Board would like to know what other services Complete Landscaping provides.

(HOAMS will check to see what other services they provide).

Lorran: Is there a person that is in charge of determining when the bushes are in bloom and when they need to be trimmed or cut.

John: Yes, Vicente asks us, and we tell him to trim them.

Lorran: It would be nice to see the beauty the plants can produce if they were left to be natural vs being cut.

John: There are a number of things that need to be looked at, and there are a lot of opinions and views. If we can get our ideas together Vicente can take stuff out or he can plant more.

Lorran: I'll volunteer Charlotte and I to help with these landscaping ideas.

John: The goal is to trim the bushes at appropriate times, so they flower nicely.

ARCHITECTURAL REPORT:

- No new ARCs to approve at this time.

OLD BUSINESS:

- Pool updates on Backyard Boulders.

John: I spoke with them they have done the repairs, and done the first coat, they were scheduled to do the second coat today but due to the rain they had to push that back a little. So far everything is looking good, and I think we will be very happy with the outcome once they are finished. Everything will be ready for the opening day of April 1st.

NEW BUSINESS:

- Discussion of possibly notifying new renter leases of having only two cars.

John: Is this mentioned in our CC&Rs or Rules and Regulations?

Harold: No, but are we able to put it on our lease agreement? Everyone that has a rental has our lease agreement.

John: We have to make an effort to try to get everyone to a limit of two cars.

JoAnn: We just need to know if it has written somewhere, CC&R's or just Rules and Regulations.

(HOAMS will look into this and update the Board).

- Parking in front of houses but not in driveways.

John: You can not park in the driveway, it's against fire regulations you are supposed to park in front of your house but not your garage doors or blocking the driveway.

- Improving the two entrances.

John: The idea has come up that we need to improve the appearance of our entrances on third and fifth. However, we do not have a plan for that, a couple ideas have been painting the walls there as necessary, but other than that this is an open question to everyone, please let me know if you have any ideas on how

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to improve the two entrances.

Cheryl: Would we consider putting water on the fifth street entrance?

John: On the 2 entrances the waterspout is about 300 feet and goes down to the first cul-de-sac.

Harold: I looked when I went down to fifth the other day there are some bushes that receive no water whatsoever.

John: We can definitely take a look at this.

JoAnn: Maybe we can have one of the specialists from Complete go out and take a look and give us some estimates.

Jean: I noticed on fifth where the wall goes down away from the entrance there are some struggling cacti that have been planted and they are just dying and struggling.

Harold: I looked back and Complete did the irrigation in 2015, it costs us about \$8,000, they put down black poly and that's why we are getting so many leaks right now. The next time we do something with irrigation it's going to have to be with PVC.

JoAnn: Where did they start and where did it end?

Harold: It went from the pool down to the last cold- de- sac.

Lorran: The rock that was at the front entrance was a really nice feature and it just disappeared.

John: Those were stolen, and we have discussed that if we were to do that again we would need to pin them down or put some brackets in.

Jean: A medal sculpture would be nice.

Joh: We will reach out to Complete for estimates then go from there.

- HOAMS & our communities' website.

John: We are trying to decide if we should focus on the Belcorte website or the HOAMS website.

JoAnn: When I go to HOAMS website it doesn't showcase Belcorte as a community it doesn't show all of the other communities they manage either. I think we should keep our website up because ours has pictures and everything regarding Belcorte.

John: That's a good point.

HOMEOWNER FORUM:

None.

NEXT MEETING: June 21, 2023

ADJOURNMENT: The meeting was adjourned at 7:04 PM.

Belcorte Homeowners Association

Board of Directors Meeting
Date: June 21, 2023, Time: 5:00 PM
East Side City Hall

MINUTES

BOARD MEMBERS:

Harold Gregorich	President	Present
John Seck	Vice President	Present
JoAnn Sanford	Treasurer	Present
Lorran Meares	Director	Present
Cheryl Murphy	Director	Present

COMMUNITY MANAGER: Rey R. – HOA Management Solutions

QUORUM: Quorum was met. All Board members were present.

GUESTS/HOMEOWNERS PRESENT: Betty Potter, John Cox, Don Kimball, Margaret Seck.

CALL TO ORDER: The meeting was called to order at 5:04 PM.

PRESIDENTS REPORT:

- Landscaping needs some review and repairs. The landscaping company and how they do their work.
- Irrigation in the community will be getting worked on.
- Goldschmidt and Shoop started their summer series. Meetings are via Zoom since covid. Next meeting will be about legislation.

APPROVAL/REVIEW OF THE MINUTES:

- Approval of the minutes from Marchth, 2023, meeting. John motioned to approve, Lorran seconded. motion carried.

TREASURER'S REPORT:

- Financials for March
Operating - \$22,009.08
Reserve - \$64,418.08

APPROVAL OF FINANCIALS:

- Approval of the March 2023 Financials, Lorran motioned to approve the March Financials, Jo Ann seconded, motion carried.
- Approval of the April 2023 Financials – Delayed until the next meeting.
- Approval of the May 2023 Financials – Delayed until the next meeting.

MANAGER'S REPORT:

Updated addresses/phone numbers/tenant info/mailling addresses/emails; Reviewed minutes from prior Board Meetings; Reviewed monthly Financials; Reviewed Budget and Expenses year to date; Processed Late Fees, mailed past due statements; Prepared BOD meeting materials; Updated Board Packet; Responded to homeowner request re Arc matters; Architecture requests processed and archived; Posted approved Financials and Minutes to the web; Compliance Officer completed inspection runs; Posted fines to accounts when applicable; Processed and provided HomeWise Documents; Welcome Packages to new homeowners; Answering homeowner questions by phone and email; Corresponding with the Board on various matters. Sent out Self- nomination forms and Welcome packets to the community. Working on the annual packet and getting everything ready for the annual meeting.

- Rey introduced himself and explained how he's been assisting the Board with any issues or concerns that they may have.

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COMMITTEE REPORTS: John: the pool looks great, clean, and in use. Wicky keeps the deck clean. I clean the restrooms and the tennis court. Dirty shoes have come in there, not sure if it's the landscapers or if someone is jumping the fence at night for a shower. Asked Rey if he's checked on the permit. Rey advised he would reach out to the city to make sure that it was taken care of.

LANDSCAPE REPORT:

- Lorrان: Gentleman who accidentally chopped his palm tree had it cut completely down. A few garage doors that needed to be painted have been.
- JoAnn asked about what decision was made about planting a new tree in place of the palm that was cut. Lorrان discussed different types of trees that are on the approved list to put in place of the palm. Lorrان suggested a type of desert willow.
- John asked to have Nadine send a letter to remove a tree.
- John Cox asked about the number of colors allowed to have on a home.

COMPLIANCE REPORT:

- Cheryl advised that she does the walk arounds with the compliance officer, and she does an amazing job, she's extremely thorough, and detailed.
- Betty Potter asked about the CC&R's regarding parking a vehicle that doesn't have valid registration. Rey advised that per the CC&R's you cannot park an unregistered vehicle in your driveway or in front of your home. Harold read from the CC&R's the portion that states that you cannot park an unregistered vehicle in your driveway or in front of the home.

ARCHITECTURAL REPORT:

- No ARCS to review at this moment.

OLD BUSINESS:

NEW BUSINESS:

- Irrigation bid from Complete Landscaping - Extend the water on the last block to put plants in the area. The first bid was misunderstood, and the proposal was for sending water to the islands on the street, which wasn't what we asked for. John Seck then explained that he drew up a plan and sent it over to them for clarification explaining that the Board wanted it to go to the end of the street. The cost would be about \$3000. The proposal was sent over late. The Board then discussed the issues they have noticed with the current irrigation and how some plants don't seem to be getting adequate water.
- Landscaping Contract- The Board discussed reaching out to the landscaping supervisor with a letter discussing the concerns and issues that they've noticed in the community such as tree trimming, replacing old or dead plants with new approved plants, burying the exposed irrigation lines, etc.

HOMEOWNERS FORUM: (Open Forum is for homeowners to voice concerns or questions to the Board for action. Time limits are imposed, and homeowners are welcome to stay throughout the Board meeting. Homeowners are required to sign in.)

- Betty Potter asked if the wall between the two properties is owned by Belcorte HOA. Rey advised that he investigate this matter and email the Board with the information.

Next Meeting: September 20th, 2023 – East Side City Hall at 5:00 PM

Adjournment: The meeting was adjourned at 6:04 PM.