

Bell Ridge Homeowners Association  
Annual Meeting Minutes  
April 17, 2018

Meeting began at 7:02 pm.

Meeting minutes were approved at  
the 2019 Annual Meeting.

Introduction of Heritage Team:

David Caldwell & Hilary Schwartz

Introduction of the Board of Directors:

President: Dennis Finnan [absent]

Vice President: David Turner

Members present: David & Lauree Turner, Polly & Don Olson and Rick Huff. 5 proxies were received--Gary Miller, Matthew Miller, Deborah Taylor, Bobbi Alpha and Donna Jackson. [8 properties were represented]

2017 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/Unfinished Business - None

New Business

- Discussion ensued on Bell Ridge's irrigation system.
  - The Board reported Peacefully Valley did a great job with getting the irrigation system up and running, along with addressing an irrigation issue at a homeowner's residence.
  - Craig with Peaceful Valley informed the Board the Association does not have a shut off valve at the head gate and due to this the Association has no way to turn off the water in case of an emergency without waiting on the ditch rider. Craig offered to assist the Association in contacting Grand Valley Irrigation District to get the process started.
    - Members present felt like the installation of a shut valve would be beneficial to the Association, but the cost for this project was unknown. A motion was made to approve the project with the stipulation the Board review the cost before any work occurred. M/S/C HPM will reach out to Craig with Peaceful Valley to start the process of obtaining a figure for the Board.
- The Board requested HPM obtain updated contact information for all owners and try to obtain contact information for renters as well. This way the Board or HPM can contact owners or renters in case of an emergency. HPM reach out to owners for this information.

2018 Budget

- Discussion ensued on if the dues are sufficient for the HOA. After reviewing the proposed budget members present stated the dues should remain the same for next year. M/S/C
- The budget was approved and will be posted to Bell Ridge's webpage at [www.hpmgj.com](http://www.hpmgj.com). M/S/C

Nomination and election of Board Members:

- Dennis Finnan and David Turner are willing to continue serving.
- No nominations were received.
- Vote to accept the following as Board members for 2018. M/S/C
  - Dennis Finnan
  - David Turner

The meeting adjourned at 7:41 pm

Minutes taken by

Hilary Schwartz

Heritage Property Management