

Bell Ridge Homeowners Association
Annual Meeting Minutes
April 16, 2019

Meeting began at 5:02 pm.

Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

Introduction of the Board of Directors:

President: Dennis Finnan

Vice President: David Turner

Members present: David & Lauree Turner and Dennis & Ursula Finnan. 5 proxies were received. [7 properties were represented]

2018 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/Unfinished Business

- Question about owner contact information. HPM has gathered information and will email list to the Board.
- Discussion on the shut off valve to the irrigation system:
 - The HOA has 2 options:
 - Putting in a gate valve outside the box - will require excavation, removal of soil, flaggers to close down southbound traffic, removal and replacement of fence. Peaceful Valley would have to work with outside contractors and estimates that the total cost would be in excess of \$20,000.
 - Putting in new sliding gates inside of the box - will require some concrete work and will not stop the water flow 100%, however would be better than what the HOA has now. Peaceful Valley would have to work with outside contractors and estimates that the total cost will be around \$1,500 to \$2,000. Contractors for this project will not be available until about June timeframe.
 - The ditch rider has advised that for now once contacted they can have the water off within a few hours.
 - Decision will need to be made before the water is off so that the work can take place before it is too cold.
 - Have Craig get bids for the Board to review
 - Motion to have Board of Directors continue to work with Craig from Peaceful Valley to review bids presented and if it makes financial sense the Board will move forward with repairs. M/S/C none opposed.

New Business

- Comment that there have not been many issues lately.

2019 Budget

- Discussion ensued on adding the irrigation system repairs as a separate line item to be called "Irrigation System Required Improvement" with \$2000 allocated to this item.
- The budget was approved with changes discussed with Board discretion to amend as needed after further discussion with Peaceful Valley and will be posted to Bell Ridge's webpage at 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 2019. M/S/C
 - Dennis Finnan
 - David Turner

The meeting adjourned at 5:18 pm

Minutes taken by
Elizabeth Marvin
Heritage Property Management

*Board of Directors met immediately following the annual meeting and decided that the Board positions will remain the same for 2019 as well.