

**MINUTES OF ANNUAL MEETING
OF THE
BELL RIDGE HOMEOWNERS ASSOCIATION
April 20, 2015**

The annual meeting of the Bell Ridge Homeowners Association (the "Association") was held April 20, 2015, at 7:30 p.m.

A financial report was given by the Secretary Dave Turner which included the expenses incurred for the prior year. It was noted that the water bill had increased significantly. As of December 31, 2014, the checking account balance was \$18,842.64.

It was reported that Chris Crisman advises that the water is in the irrigation system.

A discussion of parties performing work for the Association was reviewed, and it was moved, seconded and unanimously passed to employ Chadwick, Steinkirchner, Davis & Co., P.C. to prepare the annual tax return, and the officers and directors are authorized to pay any taxes determined to be due.

It was moved, seconded and unanimously carried that a professional HOA management company may be engaged by the officers and paid by the Association to handle matters deemed appropriate by the directors.

It was moved, seconded and unanimously passed that the following slate of officers and directors elected to serve for 2015:

Dennis Finnan	-	President/Director
Dave Turner	-	Vice President/Director
Andy Rhoads	-	Secretary/Treasurer/Director

A discussion of the dues was held, which give rise to discussion of concerns about various violations of the covenants for the subdivision, including the following:

1. The property in the subdivision is platted as single family residential lots, and there are properties that appear to be occupied by more than one single family as precluded by the covenants, and is also possible that there are commercial operations being conducted on properties. There are also structures and other uses that may violate the covenants and By-laws.
2. The covenants require that any trailers are to be concealed from the neighborhood by placing them behind the main structure or in the garage or other permitted outbuildings.
3. No lot is to be used as dumping ground or storage for junk.

It was moved, seconded and unanimously passed that the officers of the Association shall have authority to engage legal counsel to review and enforce the covenants as appropriate. It was further moved, seconded and unanimously passed that the regular dues for the year shall be \$100.00 for the next year's assessments. It was further moved, seconded and unanimously passed that a special assessment of \$200.00 per lot may be made, in the discretion of the officers, in the event that legal fees are incurred by the Association to review and enforce the covenants as set forth above.

It was pointed out that there are some lot owners who are no longer irrigating or caring for their lawns, and weeds are beginning to overcome the lot. It was noted that irrigation water is provided at the expense of the Association, and that there is no reason known to those attending the meeting as to why the lawns should not be watered and appropriately cared for. It was noted that the deterioration of lawns and growing prevalence of weeds on some lots has direct negative impact the other lots and the values of all owners' properties, and the work of preventing weeds on all lots grows. Accordingly, it was suggested that the Association encourage people in the subdivision to water and care for their lawns, and keep the subdivision looking decent.

It was finally moved, seconded and unanimously passed that the officers and directors of the Association shall have the necessary power and authority to move forward in pursuing the matters set forth above.

The meeting was adjourned at 8:30 p.m.


Secretary