

Bell Ridge Homeowners Association  
Annual Meeting Minutes  
April 26, 2021

Meeting began at 5:02 pm.

Introduction of Heritage Team:

David Caldwell & Barbara Butzen

Introduction of the Board of Directors:

President: Dennis Finnan

Vice President: David Turner

Members present: David & Lauree Turner, Matt Miller, Dean & Kitty Dexter, and Dennis Finnan. 3 proxies were received. [7 properties were represented]

2020 Meeting was canceled due to Covid restrictions.

2019 Minutes were approved as written. M/S/C. None Opposed. HPM will post on the website.

Unfinished Business

- Board pleased with work performed by Peaceful Valley Irrigation and Landscape.
- Persons in attendance agree that Reserve Study not necessary at this time. Will address again next year.
- Hawk nest and hawk, killing all the little birds, suggestions made to contact DOW for possible relocation. Motion to authorize up to \$300.00 to remove hawk. M/S/C none opposed.

New Business

- Reminder to all residents that lawns and yards must be watered, mowed and maintained to continue to enhance the HOA. Many are dissatisfied with the appearance of some yards.
- For irrigation water issues, please call Heritage Property Management for updates or refer to [hpmgj.com](http://hpmgj.com) for more information.

2021 Budget

- The budget was approved pending changes discussed with the Board pertaining to the landscape maintenance and will be posted to Bell Ridge's webpage at [www.hpmgj.com](http://www.hpmgj.com). M/S/C none opposed

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 2021. M/S/C
  - Dennis Finnan
  - David Turner

The meeting adjourned at 5:50 pm

Minutes taken by

Barbara Butzen

Heritage Property Management