

**BELLE OAK VILLAS HOA**  
**BOARD MEETING**  
**July 18, 2017**

The meeting was called to order at 6:31 p.m. and the members in attendance were, Diane LaForge, Nancy Porter, Mary Anne Gardner, Kevin Haumann, Tom Henry, Jose Rosado. Three guests were in attendance.

**Minutes:** A motion was made by Nancy Porter, 2nd by Tom Henry to accept the June 20, 2017 minutes. All in favor. Motion passed.

**Treasurer's Report:** Kevin gave his report and made a motion to write off low balance of \$10.00 or less that was due. Tom Henry 2nd. All in favor. Motion passed.

\*There was much discussion to the units that were requesting payment plans or units that might go into leins.

\*Diane LaForge brought up issues regarding late water bills not paid by previous owners. Diane LaForge will send Vesta old water bills to apply to "bad debt". Kevin Haumann also suggested that renters put a deposit for water bill and then when they leave the unit, that will be applied to the last billing cycle.

**Pools:** Pool #1 - work was completed. Pool #2 - The cost of fixing the pool may be more than was quoted because the marcasite is coming off and falling apart.

\*There is dissatisfaction with PIP Pools. The board is still waiting for bids from other companies, one being Pool Repair Service.

**Fence & gates:** New fence will be installed on El Camino around July 20th. The Board is getting 4 new dumpster gates in the first phase of change out. More to follow in the future.

**Water Valves:** Five valves have been fixed (repaired) on Laguna Vista and LaCosta. More to follow. Motion was made by Nancy Porter and 2nd by Tom Henry to pay GA Nichols for work done (\$13208.70). All in favor. Motion passed.

**Architectual Committee:** No report.

**New Business:** There is still an issue of a resident repairing cars on Capistrano. More information is needed to pursue this issue.

A addendum regarding rule#1 and Rule #2 was presented to the Board. Tom Henry made a motion to accept and Kevin Haumann 2nd. All in favor. Motion passed.

**Trees:** Diane LaForge got a quote from B&T Tree Service, in the amount of \$3,050.0, to have a dead tree removed and also other trees trimmed on different streets. . Tom Henry made a motion to accept the bid and 2nd by Nancy Porter. All in favor. Motion passed.

**Insurance:** Due August 1, 2017 for \$9725.75 (BB&T insurance).

Motion made by Nancy Porter and 2nd by Kevin Haumann to adjourn meeting. All in favor. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mary Anne Gardner,  
Secretary



