

MINUTES – HOA MEMBERSHIP MEETING
October 8, 2022

25-30 MEMBERS PRESENT

BOARD MEMBERS PRESENT:

Carissa Shumaker, President
Amie Ruffin, Vice President
Brad Richardson, Board Member
Wally Northam, Board Member

BOARD MEMBERS ABSENT:

Kyle Werner, Treasurer (Work Obligation)
Matt Whitney, Secretary (Sick)
Mike Thomas, Board Member (on vacation)

- I. **CALL TO ORDER** – Carissa requested all members present introduce themselves then board members introduced themselves. Carissa then called the meeting to order.
- II. **APPROVAL OF MINUTES OF PREVIOUS HOA MEETINGS** – The minutes were not printed to bring for membership review. We will have to approve at the next meeting.
- III. **TREASURER’S REPORT** – Carla Jasick – Carla reviewed current balances in checking account and money market account:

\$44,439 in CHECKING ACCOUNT

\$19,972 in MONEY MARKET ACCOUNT

\$23,500 deposited as of 7/11/2022

\$21,000 left thereafter with operating expenses of \$6,000 - \$7,000/month

She explained that when she received the computer the account balance sheet reconciled however the numbers are off by about \$35,000. Members present posed many questions about this. Carla informed she has been able to review the bank accounts and expenses and does not see any proof that \$35,000 is missing but rather it appears some entries were double entered in order to get the accounts to properly reconcile. She is still going through everything and is cleaning it all up but she feels confident there is no missing money and the issue is clerical and not otherwise suspicious. Membership was understandably concerned about issues. Amie informed the members that the previous board had been informed by the previous Admin that she was having some difficulty getting the program to reconcile. She was going to get with the former treasurer about this.

A membership suggestion was posed for the board to consider creating a third-party audit of our finances periodically. The board agreed to look into this.

- IV. **SOCIAL COMMITTEE REPORT** – Kathy Arnold – Kathy updated on all of the events the Social Committee is working on for the next 12 months beginning with the family movie night planned for tonight in the cove for “Hocus Pocus”. She also updated on the following future plans:
December 10, 2022: Santa coming to Belmor – more info to come
February 2023: Adult Night Out
April 2023: Easter Egg Hunt
May 2023: Fishing Rodeo planned for May this year – more fish biting and better weather
June 2023: Adult Night Out
July 2023: 4th of July Parade
August 2023: Ice Cream Social
October 2023: Block Party (moving to October hoping for cooler weather)
- V. **MOTION TO FORM COMMITTEES** – Wally described the Board’s intention to provide a means for members to play a more active role in handling issues of the neighborhood via the creation of committees. This allows involvement from anyone who wants to be more involved and also provides the Board with more input from Committees which are charged with researching and implementing specific duties within the neighborhood. The Board will accept recommendations and input from the Committees for matters involving the issues of importance. At least one board member will be on each committee and will report back to the board.

Carissa described each proposed Committee to include:

- A. BEAUTIFICATION COMMITTEE (landscaping, yard of month, coordinate Christmas décor set-up/take down with landscapers, judging of holiday décor)
- B. WELCOMING COMMITTEE (new resident packets with goodies, check-ins, report if they know of any neighbors with special needs/circumstances)
- C. PEOPLE MATTER COMMITTEE (gather donations for first responders, schools, resident needs,, etc)
- D. CIVIC COMMITTEE (attend meetings at city/ount levels and report back to the board and membership)
- E. SAFETY & SECURITY COMMITTEE (spearhead neighborhood watch, investigate removable speed bumps, focus on neighborhood safety)
- F. OTHER COMMITTEES MAY BE NEEDED IN FUTURE

Carissa made a motion of form these committees. Bonnie Delashmit 2nd. No objectors. Motion passed.

BONNIE DELASHMIT: Carissa had her give us an update on the recent city meeting regarding 2024 plans. She was a wealth of information regarding some seeming sneaky future plans the City of Olive Branch have planned for the near future. She discussed plans regarding roads, Belmor sewage pond, Desoto County/OB City Schools and possible future redistricting. We have asked her to type up a summary to be shared with all resident via email or letter in the near future. Bonnie was nominated by Wally to lead the Civic Committee and be our neighborhood’s political advocate. Amie seconded. All cheered and nobody opposed.

Bonnie agreed to go to the upcoming city meeting regarding the proposed gas station going on 305 near College. That meeting is believed to be this coming Tuesday.

- VI. **NEW ADMINISTRATOR** – Carissa informed the Board has voted to hire Cara Nowell as the HOA’s new Administrator. She will begin training with Carla on October 3, 2022. She did inform members there will be a period of time when the HOA will be paying both of them for their time while Cara is being trained. Cara does not live in the neighborhood but will be added to the HOA Facebook page due to her role as Admin. Carissa asked if any members present are opposed to this. Nobody was opposed. There was a question from a member about whether an Admin who does not live in the neighborhood would be a good choice being they may not have the same devotion as someone who lives here. Carissa informed the board feels this will be a good thing for now because this will be her job and we do not believe there will be any lack of her intent to do her job well due to her professional background which includes previous work in a law firm and in the banking industry. Her family also owns a glass company.
- VII. **NEW LANDSCAPING COMPANY** – Carissa informed the prior company we had hired didn’t make it out of the trial basis. The board believed that man had good intentions but it became apparent fairly quickly this company was only him and he never could finish the job. Carissa informed that prior to the the last HOA meeting she did call and ask the previous landscaper to come get everything mowed and weed-eaten because it all looked so bad. The Board also solicited quotes from companies again and we have approved hiring PINE RIDGE. They have already started and so far are doing a good job. The board did ask for residents to please let us know if they see areas that are missed or not being maintained so we can address this.
- VIII. **ENTRANCE UPDATES:** Carissa informed she has almost all of the pricing including the brick and painting. The pricing for the signs themselves are being quoted by a resident of the neighborhood and she is still waiting for those quotes. This is something that will be addressed by members of the BEAUTIFICATION COMMITTEE so anyone wanting to be part of the entrance planning was encouraged to sign up for that committee.
- IX. **FACEBOOK:** Carissa informed members that the Facebook page is not the official forum for conducting business with the HOA Board. The Board WILL NOT address questions, suggestions, etc posed on the HOA Facebook page. We will also not allow drama, slander, or bullying on the HOA Facebook page. Negative posts will be removed. That page is intended to be a place for residents to share information, ask questions, get recommendations, and be a community. Anything beyond this will be addressed appropriately by the FB Administrators.
- X. **RENTAL DISCUSSION (Steve’s Email):** At the time of the vote in 2018 the HOA spoke with an attorney and was advised that 100% of the residents were required to change the bi-laws. This was the legal opinion provided to the board at that time and for that reason the board did not attempt to officially change the bi-laws. At the time of the vote there was a very high percent of the neighborhood who voted against rentals (estimated at 96% or more) but there was not a 100% approval. There is also a belief with the current board that as the bi-laws/covenants currently read we are likely unable to change any of them prior to 2030 (as written).

A member (Trey) suggested this is not correct and recommended the current board check again by getting another attorney to look at this for another opinion. It is Trey’s view that 100% IS NOT required and changes CAN be made. Carissa and the board members present agreed to take this into consideration and look into this.

XI. **INSTALLATION OF NEW LANDSCAPING/LIGHTING AT ENTRANCE:** Carissa informed we WILL be replacing the landscaping at the front and rear entrances this fall. We are waiting for drought to end and weather to cool down before planting. Some members present brought up lights at the front entrances running during the day. All were assured we will address the lighting at each entrance as well and we will look into the timing since we were unaware the lights were on during the day at the front entrance. We will also have to address the damaged irrigation system at the front entrance. We had a member present who works on irrigation systems and would be willing to look at it for the board.

XII. **OPEN FORUM FOR DISCUSSION:**

Most open discussion occurred during the discussion of each topic. Many suggestions were made and points well taken throughout.

DUES INCREASE: A member brought up the issue of the dues increase. Questions were asked as to why it was needed. The board did inform our costs have gone up like everything else but with all of the deteriorating infrastructure (fences, bridges, walking trails, fountains, irrigation, landscaping replacement, entrances, etc) along with the high amount of money needed for monthly operating expenses the fee increase was unfortunately necessary. Carissa informed the dues were originally \$300/year. The only time they were increased they were increased by \$150/year to \$450. The board as it existed when the vote was taken actually had several members who wanted to raise the dues more than \$150 but the majority limited the increase to \$150. Most residents present stated they didn't like to have to pay more but voiced their understanding. One or two didn't like the board having the only say in increasing dues. The main rub seems to be the manner in which the increase was relayed to the membership. The current board apologized for the communication as only a 3-month notice was provided.

SUGGESTIONS FOR BETTER COMMUNICATION: It was brought up that not everyone is on social media and not everyone is technology inclined. A suggestion was made to look into the use of a text burst option which would allow residents to sign up to receive text messages regarding HOA-related matters (Examples: HOA MEETING TONIGHT; DUES PAYMENTS ARE DUE OCTOBER 31, 2022; NEIGHBORHOOD GARAGE SALE WILL BE THIS SATURDAY; SOCIAL COMMITTEE IS HOSTING FAMILY MOVIE NIGHT TONIGHT IN THE COVE! SEE YOU THERE!) This was seen by all as an excellent option for small reminders to go out to keep people informed of reminders for Belmor. The Board will take this under advisement.

SIGN-UP GENIUS: There was also a suggestion to look into "SIGN-UP GENIUS". This may also be a good method to allow people to sign up for committees electronically.

The HOA Board members would like to thank every HOA member who attended this meeting. This was a positive and refreshing discussion and the turning of a new leaf to developing a more inclusive and active membership. We look forward to working with each of you!