

Belle Meadows Home HOA Board

President: Ron Patterson

Meeting Minutes: February 21, 2011

Meeting called to order by Ron Patterson on February 21, 2011 at: 12:00pm

In Attendance: Lauri Cook, Bobby Irvin, Marion McLean, David McPhail, Jeff Patterson, Ron Patterson, Happy Slaughter, Eddie Sewell, and Donna Southerland

The initial issue addressed by Ron Patterson was the \$4,000 invoice for the pool leak. The board decided to fight instead of pay. Donna Southerland will contact Bob Kelly, Cleburne City Council.

Jeff Patterson presented update on accounts...reported only one account outstanding (807 Bentwood Lane). Also

Minutes (January 7, 2011): Motion by Eddie Sewell to accept with minor changes; Seconded by Lauri Cook. Passed by majority vote.

The election of Board officer was discussed but no action was taken.

- An objection to Mindy Potts as an officer of the board due to a conflict of interest was made by one of the board members. Ron Patterson advised board members that Mindy Potts was employed by the HOA and not Raintree (other board members also believed that she was employed by Raintree).
- A board member asked if HOA checks require two signatures. Response not recalled.
- It was noted during the discussion that the "Treasurer" needed to be on the Board.

A question was poised to include the members of the By-Laws and Restriction Enforcement on the Construction Review Committee (ACC).

- Motion by Marion McLean; seconded by Bobby Irvin, and passed by majority vote.

Committee Reports

- *By-Laws and Restriction Enforcements*
 - Fourteen issues discussed at recent committee meeting
 - Indemnification clause for Board members sidewalk is both a city ordinance and is covered in the HOA Manual. Action proposed: seek council and determine the liability coverage of each board member.
 - Straddling or blocking sidewalks is prohibited by both city ordinance and HOA Manual. Action proposed: Communicate .
 - Sheds can neither exceed 120 square feet and or extend three feet beyond the fence line. Also, shed must either be painted and/or bricked/rocked to match primary structure. 15-20 letters permitting sheds were accomplished by Ross. Discussion of shed behind structure on Crestview Grove extending above requirements ensued. Action

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proposed: Usage needs to be communicated plus noncompliance to be addressed with both builder and owner.

- Fences cannot extend beyond seven (7) feet.
 - Trash cans should be placed out of sight; that is, either store in garage or behind fence. Trash put out for city pickup must be secured to avoid blowing away. Also, containers must only be put curbside on day/times for scheduled pickup.
 - Advertising signs others than realtor signs for both dwellings and land for sale in the subdivision are prohibited. Realtor signs near that pool would lead persons to believe that the pool is for sale. Action proposed: Inform Colwell Banker and Potts Realty that must be moved up to the easement.
 - Mailboxes are required to be standardized. One builder has refused to use required boxes. Action: A motion to notify homeowners via newsletter that they should file complaints with their builder or ensure that the proper box is installed within six months was made by Eddie Sewell and seconded by David McPhail. Motion passed unanimously.
 - Persons who lease or rent houses within Belle Meadows will be held responsible for noncompliance issues; therefore, should properly brief incoming tenants and file paperwork confirming the briefing.
 - Keystone address blocks are required of all primary structures within the subdivision. Action proposed: HOA Manual must be reviewed to ensure that this requirement is within the content of the document. The first house on Crestview Grove is not in compliance. Either builder or homeowner should be notified.
 - Unsightly antennas must not be visible. For example, a house on Natchez Court with an antenna visible from the front side of the house. Action: Motion to send a letter specific to issue to home owner made by Eddie Sewell and seconded by Bobby Irvin. Motion passed unanimously.
 - The City of Cleburne does have a leash ordinance. Also, pet owners should clean up after their respective pets. Best of the day: Ron Patterson suggested that pet owners who ignore above should ask for the pet owner's address so you can take your dog to relieve self on their lawn.
- *Grounds and Maintenance*
 - Eddie Sewell presented scaled drawings and recommended emphasis on both the front entrance to Belle Meadows and the area around the clock. Additional information was provided relative to annuals and perennials plus trees in certain areas, mowing schedules, staff assistance, and volunteers.

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- Mr. Sewell sought the assistance of Gary Wylie to assist with thoughts for landscaping; that is, green and color contrasting for both the entrance and the clock entrance to the lower half of Belle Meadows. For example, a one-time cost would apply for poles to support a United States flag and a Belle Meadows flag at the entrance on Nolan River. Additionally, sprinkler heads are needed in flower beds.
 - Ron Patterson added that Raintree staff would provide labor but someone else needed to provide the vision.
 - Additional ideas/issues included the following:
 - Get priced out...
 - Spend on main entrance first
 - Determine the possibility of volunteers
 - Address sponsorship in a newsletter
 - Budgeting for landscaping
 - Different mowing schedules were presented for Mar/Jun; Jul/Nov, and Dec-Feb
 - Contracting for such services as suggested in this proposal would cost between \$15,000 to \$20,000 and, most importantly, does not cover as much as the proposal.
 - Estimated \$330-350 for flats; that is, \$13 per flat plus \$300 for roses. Twenty-six (26) flats are needed for entrance and clock area. Ron Patterson stated that prices are close to what Raintree has done in the past.
 - Motions follow:
 - Motion by Eddie Sewell, seconded by Bobby Irvin to obtain a two-step bid for flowers, trees, and roses. After it was explained that the committee would invite Ron Patterson to discuss the bids with them, Mr. Patterson stated that he thought that it should be left up to the committee with a given budget to pursue their plan.
 - Motion by Happy Slaughter; seconded by Bobby Irvin to allow the committee to move forward with \$1,000 budget. Motion passed unanimously.
- *Community and Crime Watch (Include Pool)*
 - Happy Slaughter chairs this committee and addressed the following ideas/issues.
 - The chair announced the name of a couple of new members to this committee (I apologize for not catching the names).
 - It was suggested that Deputy Chief Glover (sp) be invited to address the board on crime security in the neighborhood. This prompted discussion on percentage of attendance required and cost of signage. It was

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expressed that some lobbying might be required to acquired community services

- Even though Ron Patterson stated that the pool most often opened around the end of May, such a decision for opening the pool would be a responsibility of the committee. Additionally, a contract with a certified pool maintenance company must be secured.
- Additional statement, problems, and issues follow:
 - The AT&T telephone at the pool must be working
 - What does one have to do to be certified to take care of a pool?
 - The pool needs another "life saver"
 - A checklist for the pool will be forwarded to Happy Slaughter
 - Pool entrance
 - Surveillance set-up (cameras, Internet connection, seamless software)

Additional Comments

- Eddie Sewell stated that the rocks near the pond needed to be moved because people (he assumed from outside the subdivision) were driving on the rocks.
- Ron Patterson replied to above that the area around the pool needed to be graded...they might be able to move some of the smaller rocks.
- Alan Babbitt will be asked to submit a new building plan for the first visible house when entering Belle Meadows.

The next meeting of the Belle Meadows HOA beginning at noon on March 23, 2011 at 907 N. Nolan River Rd.

Adjourned at: 1:53pm on February 21, 2011.

Minutes submitted for approval by: David McPhail on February 22, 2011