

Belmont West Annual Meeting
Monday, October 7, 2019

Meeting began at 7:04pm

Trent Primm Introduction:

- Review and approval of minutes from 2018 Annual Meeting

Report of the Treasurer (Pam DiFranco):

- 226 members paid dues this year (up from 216 in 2018; there are approximately 270 houses in the neighborhood)
- No large expenses this year, so we saved some money
- Pam has agreed to continue serving as Treasurer until a suitable replacement is found who can use QuickBooks

Report of the Pool (Bryan Byard):

- Opened the season with losing the pool cover; roughly \$10K to replace; didn't make many improvements this year, as we were trying to save money to purchase the new cover at the end of the season
- Pool will close at the end of October
- We shared our pool with Gulf Park at the beginning of the season due to storm damage at their pool, and it was very successful (Note added following meeting: Once Gulf Park receives payment from their insurance company, they will pay Belmont West for the use of our pool. Expected payment is around \$3000.)
- 74 members (8th straight year of 70+ members)
- We try to save \$1K/year for improvements; unfortunately, we had to use the last 10 years savings on a new pool cover
- Seeking replacement for the pool manager position; hoping to find a group of people to tackle the tasks

Report of Committees:

- VP: Adam Wilson
- VP of Pool: Bryan Byard
- Secretary: Breana Schiding
- Treasurer: Pam DiFranco
- Grounds: Steve Linebaugh and Joe Gross
 - Joe keeps the boulevard in A+ shape and Sara & Sam Forrester did a wonderful job with the flower beds at the front entrance
 - Looking into cleaning the stone wall at the entrance of the neighborhood
 - Neighbor: Complaints about cars parking in the dip of Briarwood; it's against the law to park in the street for more than 24 hours so Lillian Mashburn suggested she could call the Sheriff
- Knox County Liaison: Lillian Mashburn

- We've been members of West Knox County Homeowners Association for many years, but Lillian recommends we don't join this year because they don't currently have a president and haven't had one in 2 years
- Interested in joining another group/collection of people that are trying to get a positive growth plan for the county
- Want to change the name of Venice to Birdsong Lane; need to go through the Metropolitan Planning Commission to get the name changed and new street sign
- Hospitality: Holly Thomas
 - Takes a directory to all new members of the neighborhood
 - Manages Facebook page for Belmont West
- Social (adult): Bren White
 - Progressive dinner for Christmas on Dec 6; looking for host families
- Social (kids): Jean Klingerman (report given by Holly Thomas)
 - Storytelling at Jean's home with Rev Charles Maynard on Sunday, Oct 27 @ 4pm
 - Santa will be at Jean's house on Saturday, Dec 7 from 4-5pm
 - Halloween festivities: hayride and trick-or-treating parade on Oct 31
- Nominating: Carolyn Hagood & Jean Klingerman
- Newsletter: Jenna Wilson
 - Please let Adam or Jenna know if you want to add anything to the newsletter
 - Jenna's newsletters have been great!
- Website: Trent
- Directory: Holly
- Legal Advisor: Lee Ownby
- Watchdog: Joe Gross
 - Most recent phone call was re: overgrown grass and kudzu at a neighborhood house; called the county to report and they were able to get the homeowner to cut the grass because it was over 1', but they can't do anything about kudzu

Unfinished business:

- Use of apartment tennis courts or other neighborhood courts? Jean was going to look into other tennis courts in the area, but wasn't present to give her report; Bryan mentioned that Gulf Park offered to let us use their tennis courts, so please contact Gulf Park directly if you're interested
- Volunteers for help with front entrance? The Forresters need help in the middle of October to get winter beds ready; please contact the Sara and Sam at website@belmontwest.us
- County repaving roads? Jean is pursuing this; we're currently on the "list," but Jean isn't present to give a full report

New Business:

- Review/approval of Charter changes – need to include all 9 unitcharters – changes were approved at 7:41pm

- By-Law changes – need to add VP of Pool (distinct from VP of neighborhood), split secretary and treasurer, remove term “combined membership” and document current procedure, i.e. pool membership is in addition to Neighborhood Association and pool dues cover operation of the pool – changes were approved at 7:50pm
 - Homeowners Association pay the property taxes because the pool is owned by the Association (\$360/year)
 - Association also mows the property
 - Neighbor suggested changing all “Chair~~s~~man” to “Chair” in the By-Laws, and Trent agreed
- John Barry presentation on using pool property for RV storage:
 - Could we use the old tennis court to store boats and RVs? We could make some extra money and put it toward the pool and recreation areas
- Pool Plans:
 - Possible change to operation – A company would be hired to~~Companies will~~ come out and work on the pool once per week (add chemicals, clean filters, etc.)
 - Trent wants VP of Pool to orchestrate the whole process rather than do all the work himself/herself
 - Worthwhile to investigate how we can improve the pool property with the Association surplus
 - Send ideas to Trent on how to make this area more user-friendly
 - Neighbor talked about willingness to increase the value of the neighborhood, but questioned supporting a large investment in~~not improving~~ the pool because he has his own pool
 - Neighhbor: Does this open up the property for reappraisal and new tax rates?
Trent: We will look into this
 - Steve says that RV storage will not work due to expense for road paving, possible theft, etc. Trent noted that in the initial planning stage for pool renovation (now), all ideas will be considered.
 - Trent would like to make changes to pool area ASAP
 - Is there a pool manager at Gulf Park? Could we collaborate? Bryan says no because they aren’t interested in co-managing both facilities ... but we can learn a lot from the way they run their pool
 - Is it necessary to have lifeguards? Code doesn’t require us to have a lifeguard, but Bryan preferred to do so for both safety and to have eyes on the pool every day; however, we could cut this expense to gain enough for manager service
 - Sarah Forrester suggested picnic area and concession stand
 - Security of pool: trespassing is an issue, so we need to keep that in mind as we develop a plan for that space
 - Does Association insurance cover the pool? Yes.
 - No funds will be going to proposals for the area; initial~~all~~ plans will be drawn up for free then Executive Committee will vote as to whether to proceed with detailed plans

- Neighbor: Increasing infrastructure and diversity of the property increase liabilities to the Association and neighborhood; need to also keep in mind the upkeep and maintenance of any improved areas. Trent agrees.

Elections

- No nominations
- All existing positions were approved at 8:24pm

Meeting adjourned at 8:26pm

2019

<u>Name</u>	<u>Street Address</u>
Sam & Sara Forrester	721 Swaps
Bren White	908 Chateaugay Rd
VIVETTE WHITE	9508 CARRYBACK LANE
Kate & Zach	820 Ponder Rd
Breana Schiding	721 Chateaugay Road
Anne Purni	945 Laurel Hill Rd
Mike & Linda Nancy	9405 Needles Drive
Brent Dyer/Kim	5625 Briarwood Dr
Bryan Byard	9412 Briarwood
Jill & Gordon	902 Ruffian Lane
Judy Hodge	949 Laurel Hill Rd.
John Washburn	902 Ruffian Lane
Ed & Wilo	9505 CARRYBACK LN
Annette & Bob	9401 Briarwood Blvd.
Sharon & Benjamin	9401 Briarwood Blvd.
Chris Crawford	1012 Chateaugay Rd.
John Barry	1008 Chateaugay rd
Elizabeth Weems	704 Ponder Dr
James and Carolyn Hagood	1005 Chateaugay Rd
Kim McKee	804 Swaps Ln
W.D. "Bud" Bruckee	717 Swaps
Nancy Bruckee	717 Swaps
Kevin & Mely Thomas	729 Chateaugay
Lee & Carol Ownby	9504 Briarwood
Mary Katherine Wormsley	917 Laurel Hill Rd
Amy White	9520 Briarwood
Raleah Smith	928 Laurel Hill Dr

Kalkey's Jim Sublett
Lesli Medley
Tom PEARSON
Joe + Betty Gross
Susan Stethem
Clementine
Adrienne Wang
Brad + Jennifer Alsup
MAX VOSKOV
Steve Lindebaugh
Connie Silver
Fern + Matthew Pruss
Charles Yancy
Andy Lock

1115 Laurel Hill Rd
800 Chateaugay
901 RUFFIAN LAWE
9201 Briarwood Blvd
9624 Briarwood Dr.
9616 Briarwood Pr.
9532 Briarwood Dr.
9615 Briarwood Dr.
829 CHATEAUGAY RD
704 Whirlaway
805-N Cedar Bluff Rd
9500 Middleground Ln.
813 Sweeps Ln
1325 Briarwood

BELMONT WEST ASSOCIATION INC

Balance Sheet

As of September 30, 2019

Cash Basis

	Sep 30, 19	Sep 30, 18	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
HOMEOWNER'S BANK ACCOUNTS			
HOMEOWNERS ASSOC. CHECKING	24,815.44	19,071.38	5,744.06
EMERGENCY FUND MM	8,762.43	8,761.56	0.87
Total HOMEOWNER'S BANK ACCOUNTS	33,577.87	27,832.94	5,744.93
RECREATIONS BANK ACCOUNTS			
POOL ACCOUNT	12,436.54	11,262.53	1,174.01
TENNIS ASSOCIATION	70.70	70.70	0.00
Total RECREATIONS BANK ACCOUNTS	12,507.24	11,333.23	1,174.01
Total Checking/Savings	46,085.11	39,166.17	6,918.94
Total Current Assets	46,085.11	39,166.17	6,918.94
TOTAL ASSETS	46,085.11	39,166.17	6,918.94
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
PAYROLL TAX LIABILITIES	442.95	541.06	-98.11
Total Other Current Liabilities	442.95	541.06	-98.11
Total Current Liabilities	442.95	541.06	-98.11
Total Liabilities	442.95	541.06	-98.11
Equity			
UNRESTRICTED NET ASSETS	36,929.05	52,396.87	-15,467.82
Net Income	8,713.11	-13,771.76	22,484.87
Total Equity	45,642.16	38,625.11	7,017.05
TOTAL LIABILITIES & EQUITY	46,085.11	39,166.17	6,918.94

BELMONT WEST ASSOCIATION INC**Profit & Loss by Class**

November 2018 through September 2019

Cash Basis

	<u>HOMEOWNERS</u>	<u>RECREATION</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
ASSOCIATION DUES	16,950.00	0.00	16,950.00
POOL DUES	0.00	18,220.00	18,220.00
Total Income	<u>16,950.00</u>	<u>18,220.00</u>	<u>35,170.00</u>
Expense			
ADMINSTRATIVE	725.51	0.00	725.51
GROUND MAINTENANCE	5,111.36	0.00	5,111.36
INSURANCE	1,952.21	0.00	1,952.21
LICENSE & PERMITS	0.00	340.00	340.00
PAYROLL EXPENSES	0.00	4,162.13	4,162.13
PAYROLL TAXES	0.00	345.46	345.46
POOL MAINTENANCE	0.00	6,445.47	6,445.47
PROPERTY TAXES	360.00	0.00	360.00
SOCIAL ACTIVITIES	1,242.37	0.00	1,242.37
UTILITIES	927.90	5,021.35	5,949.25
Total Expense	<u>10,319.35</u>	<u>16,314.41</u>	<u>26,633.76</u>
Net Ordinary Income	<u>6,630.65</u>	<u>1,905.59</u>	<u>8,536.24</u>
Other Income/Expense			
Other Income			
POOL RENTAL	0.00	50.00	50.00
INTEREST INCOME	0.87	0.00	0.87
CAPITAL CAMPAIGNS	126.00	0.00	126.00
Total Other Income	<u>126.87</u>	<u>50.00</u>	<u>176.87</u>
Net Other Income	<u>126.87</u>	<u>50.00</u>	<u>176.87</u>
Net Income	<u><u>6,757.52</u></u>	<u><u>1,955.59</u></u>	<u><u>8,713.11</u></u>