

Meeting began at 7:03PM, 22 Oct 2018

Trent Primm introduction - Please sign in.

Discussion of handouts (minutes from 2017) Agenda

Tennis Courts were disassembled and graded to be a field, current state. Took detour in our plan, consulted with Dr. McGinn about his two lots. Dr. McGinn was not interested in selling/developing. Attention will be returned to the pool property this coming year.

Jean Klingermen is under the weather. No update given about use of apartment's tennis court or adjoining subdivisions.

Great job to Steve Linebaugh, Joe Gross and all of the volunteers for the work on the entrance.

We would like to consider street light installation in the neighborhood. Prompted by new resident's comments at welcoming party.

Dip in the street at Needles Dr is a nonissue at this time.

Jenna Wilson will be taking over the newsletter.

Brianna Schiding will be taking over as secretary.

Motion made to approve minutes, seconded, motion carried.

Pam DiFranco

216 paid HOA dues, last year 204. 270 in the neighborhood.

\$12,500 used to remove the tennis courts.

Remainder used on subdivision entrance.

Trent Primm - one of the lowest HOA dues in the West Knox

We have a very high participation rate comparatively to other subdivisions including mandatory fees.

We do not have the ability to place a lien on properties because we are voluntary.

Brian Byard

Thank you to Pam for all of the work with the pool money (income and expenses)

Another good season, passed our 70 member goal from 9 years ago.

Raising our goal to 80 members next year.

Revisiting membership protocols regarding dues (haven't been raised in a long time), who can be members, fee structure, non-residents, nonmembers.

Pool is currently closed, cover is on, water has been drained until next Spring.

Big effort in offseason - facility assessment of pool finish, deck, water lines and electricity to create a master plan for 5+ years.

Opened pool with 2 issues. Water lines froze under deck and we were unable to refill it. We used a garden hose to refill.

Lost security hardware, 8 years old, installed brand new system.

We try to operate under our income to build up a reserve to work with. Currently have close to \$10,000 to work with.

2 new pool managers

Pool tested for a leak - inconclusive. Did determine the leak is not structural. Caused us to postpone capital improvements

Neighbor - What is the plan for water control system?

Believe losing water from greater use...still trying to determine. Plaster coating has crack

Clarification - how do we get rid of the garden house? None in place but getting quotes about replacing concrete, will put in when work done.

No difference in cost of water because we have septic field service.

Drains installed to drain the lines so we don't have pipe freezing again.

- Valorie Manor - please let us know when the work is being conducting so we can volunteer and help out

Participation was low this year on volunteerism.

Bob Moore - Is there ground fault protection on all of the wiring?

Pool lights have been replaced in the last two lights. Outlets have been transferred to ground fault. Breakers are changed out periodically, with safety features

Trent - My understanding for the Belmont West Association is that we own the land and the pool- deeded to us by the McSpaddens. The pool was built by raising funds through crowd funding. It is important because we use the pool fees to cover the daily costs. If we should get to the point where we need to dig up concrete or fix infrastructure...this will fall back on the entire subdivision association - may see as a line item.

Committee

Steve - part of \$75 goes to entrance, blvd and pool. Joe Gross is the man who cuts the lawn at minimal cost. Joe is constantly removing fallen sticks. We also replace the red maples as they die and have work done. That you to Sam and Sarah Forester. Our plan to get new LED lights because we keep losing bulbs. We have a tree down and the pool as well as limbs on some trees to

Valorie - Put the fallen branches against trees

Problem with installing lights on the blvd. Wiring is difficult and solar is blocked by trees. Waiting for technology find a way.

Trent - TVA has goal of no load growth.

Lillian Mashburn - Knox County subdivision liaison. Pushing County Commissioner to widen Sanders (already did it once). Belmont West was a founding member of the group. Sheriff had wise words, recommends keep garage doors closed. Keep car locked if outside.

Holly Thomas - 11 new families have moved in. Facebook is being utilized, especially by new. No longer printing hard copies, digital available online.

Bren White - Thanksgiving Potluck at Nov 1st at County Inn Suites. Christmas dutch treat, date change Wed Dec 5th at 6PM

Valorie (Jean) - Spooky story telling, Oct 28th. Kids encouraged to come in costume

Santa - 4-5 on Sunday

Leader family will meet at 5:30 for hay ride. Mabin Family will lead trick or treat parade.

Carolynn - Wants to meet Briana Schiding. Thanks to Jenna for the newsletter.

Trent - very little effort to keep website up. Website is where all of the important docs are kept, including which section/subdivision you are in. Idea is that you can get easy access to them.

Thank you to all who serve on board because they serve as a sounding board and a cabinet. Act as advisors.

Trent opened floor for nominations on board positions -  
Moved to accept slate by acclamation, seconded, no opposition.

New business -

Street lights - Trent contact LCUB, LCUB pays to install light but resident pays for light

Valorie - two different levels of lighting

What Trent does like - lights that are designed to hang down. Will bring all options before the neighborhood before decisions are made.

Valorie - Jean - County is going to repave roads and redo the curbs

Bob Moore - lighting, we have experience living behind the school. School complex had massive lighting, caused issues in his home. Also lighting at Catholic...overwhelming.

Remember that the Blvd is Knox County Property, remember to work with them to meet their standards and then who owns the upkeep and power.

Neighbor - Alternative on pool, 2008 or 2007, should pool be filled in or reconditioned. Surveyed neighborhood...received 10 - \$1,000 checks and 10 - \$500 checks. Many contributors were not members. Consider a door to door campaign rather than uniform assessment. Not as much interest in the tennis courts.

Sam Forester - addressed issue of Old Romeos. ET Henson used to head this up. J Powell Smith and XXXX XXXX. When the ladies meet for the for Garden Club. We meet at the Cracker Barrel on Cedar Bluff. Please update emails. 2nd Thursday at 9am.

Neighbor - repaired sign post 2 years ago. County noticed lack of emergency signage. Ponder and Briarwood signing missing. Should we remove the lower signage?

Bob Moore - speed limit is 25, 15 when children are present. Please remind visitors and vendors.

Areas where settling has occurred where utilities were replaced. Lets consider filling it and seeding it.

Neighbor - talk about county animal control. She was injured while walking her dog. Can we put in newsletter?

New neighbor - loose dog on Middleground.

Trent - county ordinance for leashing dog.

Neighbor - Metropolitan residents walk their dogs and don't clean up after them

Trent - cant force them to.

Joe - I am the watchdog. Call me and report to me, especially about the dog. I will call and take care of that.

Neighbor - Can we get some posts up more quickly?

Holly - Trent and I, are monitoring the page. Try to do it as quickly as possible.

Neighbor - What is the procedure about large limbed trees that are a threat to fall?

Trent - If on personal property, must talk to property owner.

Steve - if it falls on the street, Knox County will clear it.

Trent - Thank you to all who have come out. We appreciate your interest in the neighborhood.

Motion to adjourn the meeting. Moved, seconded

<u>Names</u>	<u>Address</u>
Anne/Trent Primm	945 Laurel Hill Rd.
Loree/Jane Reid	808 Swaps Ln.
Elizabeth Weems	704 Ponder Road
James & Carolyn Haggard	1005 Chateaugay
STAN ARCHER	908 "
Fran Marchess	1133 Laurel Hill
TIM HUDNALL	1161 LAUREL HILL
Pam D. Ferris	904 Chateaugay Rd
Nal Moner	1120 Sanders
Bryan Byard	9412 Briarwood
Lee Ownby	9504 Briarwood Dr.
Chris Crawford	1012 Chateaugay Rd.
John Barry	1009 Chateaugay rd
BARRY CHILDS	709 SADDLECREST LN
Breana Schiding	721 Chateaugay Rd
Chantal Leader	748 Chateaugay
Fern Pruss	9500 Middleground Ln.
Steve Lovebaugh	704 Whirlaway
Best Dyrkain	9629 Briarwood Dr
Susan Stehney	9624 Briarwood Dr.
Kevin + Holly Primm	729 Chateaugay
Leonard Brown	720 Swaps Ln.
ADAM WILSON	9505 CARRY BACK LN
JIM DRIER	9416 Briarwood Blvd
Judy Hodge	949 Laurel Hill Rd
Ulysses & Bron White	708 Chateaugay Rd.

Sally & Syra Forrester	721 Swaps Lane
John & Lillian Nashon	902 Ruffian Lane
Tom Pearson	901 Ruffian Lane
Jed & Susan Lambert	1021 Laurel Hill Rd
GENE NEAL	9616 BRIARWOOD DRIVE
Boyan Goldberg	733 Chateaugay Road
FRANK DAVIS	1009 Laurel Hill Road
Lynn Morehous	1133 " " "
Bab Moore	9320 Briarwood
David Quinn	724 Swaps Ln
Joe Gross	9201 Briarwood Blvd.
Ludy Tull	9325 Briarwood Blvd.

**BELMONT WEST ASSOCIATION INC**

**Profit & Loss by Class**

November 2017 through September 2018

	<u>HOMEOWNERS</u>	<u>RECREATION</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
KEY DEPOSIT	0.00	40.00	40.00
ASSOCIATION DUES	16,200.00	0.00	16,200.00
POOL DUES	0.00	18,600.00	18,600.00
<b>Total Income</b>	<u>16,200.00</u>	<u>18,640.00</u>	<u>34,840.00</u>
<b>Expense</b>			
ADMINISTRATIVE	787.49	0.00	787.49
GARBAGE & RECYCLING	0.00	135.00	135.00
GROUND MAINTENANCE	8,404.19	0.00	8,404.19
INSURANCE	2,160.21	0.00	2,160.21
LICENSE & PERMITS	153.52	340.00	493.52
PAYROLL EXPENSES			
WAGES	0.00	4,686.87	4,686.87
<b>Total PAYROLL EXPENSES</b>	<u>0.00</u>	<u>4,686.87</u>	<u>4,686.87</u>
PAYROLL TAXES	0.00	389.05	389.05
POOL MAINTENANCE	0.00	4,948.14	4,948.14
PROJECTS	16,620.00	428.26	17,048.26
PROPERTY TAXES	360.12	0.00	360.12
REPAIRS	0.00	1,325.34	1,325.34
SOCIAL ACTIVITIES	1,581.66	0.00	1,581.66
UTILITIES			
ELECTRIC	687.59	2,659.81	3,347.40
TELEPHONE	0.00	1,363.13	1,363.13
WATER	354.48	1,428.54	1,783.02
<b>Total UTILITIES</b>	<u>1,042.07</u>	<u>5,451.48</u>	<u>6,493.55</u>
<b>Total Expense</b>	<u>31,109.26</u>	<u>17,704.14</u>	<u>48,813.40</u>
<b>Net Ordinary Income</b>	-14,909.26	935.86	-13,973.40
<b>Other Income/Expense</b>			
<b>Other Income</b>			
POOL RENTAL	0.00	75.00	75.00
INTEREST INCOME	0.87	0.00	0.87
CAPITAL CAMPAIGNS	0.00	125.00	125.00
<b>Total Other Income</b>	<u>0.87</u>	<u>200.00</u>	<u>200.87</u>
<b>Net Other Income</b>	<u>0.87</u>	<u>200.00</u>	<u>200.87</u>
<b>Net Income</b>	<u><u>-14,908.39</u></u>	<u><u>1,135.86</u></u>	<u><u>-13,772.53</u></u>

**BELMONT WEST ASSOCIATION INC**  
**Balance Sheet Prev Year Comparison**  
As of September 30, 2018

	<u>Sep 30, 18</u>	<u>Sep 30, 17</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>HOMEOWNER'S BANK ACCOUNTS</b>			
HOMEOWNERS ASSOC. CHECKING	19,071.38	34,450.68	-15,379.30
EMERGENCY FUND MM	8,761.56	8,760.69	0.87
<b>Total HOMEOWNER'S BANK ACCOUNTS</b>	<u>27,832.94</u>	<u>43,211.37</u>	<u>-15,378.43</u>
<b>RECREATIONS BANK ACCOUNTS</b>			
POOL ACCOUNT	11,262.53	13,007.07	-1,744.54
TENNIS ASSOCIATION	70.70	70.70	0.00
<b>Total RECREATIONS BANK ACCOUNTS</b>	<u>11,333.23</u>	<u>13,077.77</u>	<u>-1,744.54</u>
<b>Total Checking/Savings</b>	<u>39,166.17</u>	<u>56,289.14</u>	<u>-17,122.97</u>
<b>Total Current Assets</b>	<u>39,166.17</u>	<u>56,289.14</u>	<u>-17,122.97</u>
<b>TOTAL ASSETS</b>	<u><b>39,166.17</b></u>	<u><b>56,289.14</b></u>	<u><b>-17,122.97</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
PAYROLL TAX LIABILITIES	541.83	627.17	-85.34
<b>Total Other Current Liabilities</b>	<u>541.83</u>	<u>627.17</u>	<u>-85.34</u>
<b>Total Current Liabilities</b>	<u>541.83</u>	<u>627.17</u>	<u>-85.34</u>
<b>Total Liabilities</b>	541.83	627.17	-85.34
<b>Equity</b>			
UNRESTRICTED NET ASSETS	52,396.87	46,147.13	6,249.74
Net Income	<u>-13,772.53</u>	<u>9,514.84</u>	<u>-23,287.37</u>
<b>Total Equity</b>	<u>38,624.34</u>	<u>55,661.97</u>	<u>-17,037.63</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>39,166.17</b></u>	<u><b>56,289.14</b></u>	<u><b>-17,122.97</b></u>