

Lakes at Belle Terre Home Owner's Association

Minutes of Annual Meeting

November 3, 2010

1. 2010 President's Report

Jeff Zettlemoyer gave information about the lake cleaning project, neighborhood watch signs that were placed, fire hydrants being painted, past due assessments being collected by legal action and the purchase of general liability insurance for the homeowner's association.

2. 2009 Treasurer's Report

Carol Harrison gave an accounting for all 2009 expenses including sign placement, utilities, landscaping, lawn maintenance for vacant houses, postage, light pole and fire hydrant painting, filing fees, and attorney fees, which included a retainer for Robert Harrison, Attorney at Law.

3. The minutes of the previous (2009) annual meeting were read. Motion was made to accept. The motion was seconded and approved.

4. The discussion of New Business included the posting of board meeting minutes on the association website. Nominations were made for Tracy McRae, Carol Harrison and David Strong to serve as directors on the board. The nominations were seconded and appointments were unanimously approved. Association resident Jeff Cody (attorney) was introduced to the homeowners; and, it was announced that Jeff has offered his legal services at a reduced rate to represent the association in the Tugwell litigation. Upkeep of the cul de sac landscaping was discussed and it was requested that landscaping the cul de sacs be kept on the "to do" list as a priority.

5. 2010 ballot items were discussed including the amount of dues for the upcoming year, the lake curfew, right of way accesses to the lake and restrictions regarding parking on servitudes and green spaces.

6. A motion was made to accept all previous ACTS OF THE H.O.A. retroactive to 2008. Motion was seconded and unanimously approved.

Ballot Results This Year

89 eligible household voters
65 proxies were received
24 that signed proxies turned in ballots
41 voted by proxy only

1. For dues to remain at \$150 (or reduced to \$100)	PASSED	\$100 18 votes	\$150 57 votes	
2. To set a lake curfew at 11pm (unless accompanied by adult)	PASSED	For 74 votes	Against 2 votes	Abstain 2 votes
3. For board to clear all lake accesses.	PASSED	For 69 votes	Against 2 votes	Abstain 7 votes
4. That parking not be allowed in yards or cul de sacs	PASSED	For 66 votes	Against 4 votes	Abstain 2 votes

Board Members 2010

Kevin Dees
Cheryl Hensley
Carol Harrison
Tracy McRae
David Strong

Officers 2010

Kevin Dees	President
Cheryl Hensley	Vice President
David Strong	Treasurer
Denise Sharon	Secretary

Kevin Dees, Secretary