

Belmont Cluster Development Homeowners Association, Inc.  
c/o Guardian Association Management, LLC  
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Belmont Board of Directors Meeting  
January 22, 2015  
Belmont Pool House

Chris Schreier called the meeting to order at 7:40 p.m. and a quorum was established with Diane Wilson and Kevin Spellicy in attendance.

Chris moved to approve the minutes of the previous meeting and waived the reading of same. Seconded by Kevin and carried 3-0.

Kevin provided a year-end financial update.

Moved by Chris and seconded by Kevin to deactivate pool key cards of those residents that are over 90 days past due on quarterly maintenance fees, late charges or interest.

The use of stain for the fences was tabled until a later date.

Moved by Chris and seconded by Kevin to use a maximum of \$5,250.00 dollars out of the reserve account to improve the dog park. Carried 3-0

Moved by Chris and seconded by Diane to have Guardian Association Management start sending letter to residents whose homes are in need of pressure washing, fascia needs pressure washed as well as driveways. Carried 3-0

With no further business to come before the board, Chris moved to adjourn the meeting. Seconded by Kevin and carried 3-0