

Reserve at Bell Creek Homeowners Association, Inc.
Annual Meeting Minutes– March 14, 2017

The Annual Meeting of the Reserve at Bell Creek Homeowners Association was called to order by Jason Cates, President, at 7:01pm on Tuesday, March 14, 2017, at the Bell Creek Single Family Clubhouse.

Holly Wills, Community Manager Certified that Quorum was present: The requirement of 10% of the homeowners (14 Homeowners) (Per Article I, Section 1.5 of the Bylaws) was achieved with a total of 56 homeowners represented in Person (7) and by Proxy (49). Board members present were: Jason Cates, Stephanie Anderson, and Dale Ziolkowski.

Holly Wills certified that Per Article I, Section 1.4 of the Bylaws as provided by the Virginia Non-Stock Corporation Act, notices were mailed on February 27, 2017.

A motion was made to approve the April 27, 2016 Annual Meeting minutes; it was seconded and the motion carried.

IRS Resolution 70-604 was present to the homeowners by Holly Wills. A motion was made and seconded to pass the resolution. The resolution was unanimously approved by the membership.

An owner asked a question about the new street signs recently installed and mentioned that the route number was missing from the top of some of the signs. Jason mentioned that the signs were installed by Bell Creek Single Family and the route numbers were placed by Hanover County and this would be done soon.

Jason announced that a pond maintenance contract had been signed and treatments would start this spring/summer.

Jason discussed pool registration and reminded owners to sign up for the pool and not wait until the last minute.

Jason discussed the roof amendment, explained the purpose, and asked Owners present to vote. At the time of the meeting, the amendment had 31 yes votes and 15 no votes.

Having no further business, the meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Holly Wills
Community Manager