Belmont Board of Trustees Meeting Minutes

March 27, 2020

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

Approve Minutes from February Meeting. Minutes Approved unanimously.

**Financial Matters:**

Updated Budget and financials. – Terry Milka

Reserve Fund Balance: $764,000

Cash Balance: $538,000

A/P are all up to date. A/R – a few over 30-day accounts. Jay sent letters to notify.

**Restaurant Report;**

None.

**Insurance**

None.

**Facility and Site: Jay Donovan**

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* Dirtworks will repair the berm in the fall.
* We’re adding new soffit venting to all townhouse entrances.
* We’re replacing all trellises that need replacement.
* Elevator Interiors will be replaced in March.
* We’re replacing the coping, tile and resurfacing the pool.

**Other Matters**:

* The Belmont has a Facebook page. Search for Belmont Condominium Trust and send a friend request. There is a closed group on the page called “Belmont Owners Forum” This is an invitation only group and open to owners only.
* If you are doing any type of renovation, please remember to fill out an ARC Form and submit that to the office for approval. We also require that your contractor be licensed and insured and we’ll need copies of those items before the job starts., Every contractor must come into the office for a pre-construction meeting to review the Contractor Work Rules. You may receive bids by contractors on Weekends in the off-season but no work may be performed any Saturday or Sunday, year-round.
* Units for Sale
* Potential Projects List 2020

**Owner Correspondence**

* ARC Form from Unit 125 to replace AC
* ARC Form from Unit 210 to replace AC
* ARC Form from TH 25 tot remove wallpaper.
* ARC Form from TH 21 to replace windows and sliders.
* A motion was made to approve the ARC forms. The motion passed unanimously.

**A Vote to approve the actions of the Board between meetings was taken.**

 **A motion was made to adjourn the meeting. The motion passed unanimously.**