**Belmont Board of Trustees Meeting – Minutes**

April 27, 2018

10:00 AM

In Attendance: Jim Hilliard, Alan Burleson, Terry Milka, Walter Perry, John Hackett, Martha Lane. Jay Donovan attended the meeting as well.

Jim called the meeting to order.

1 – A motion was made to approve the minutes from the March Board meeting. The motion passed unanimously.

2 - Terry provided updated financials and budget. Cash balance of operating budget is $792,000 and the balance of the operating budget is $301,000. Income and expenses are on target. Accounts payable and Accounts Receivable are in good order.

3 - Restaurant – The restaurant is ready for the season and the menus are posted on the website and on Facebook.

4 – The painting of the garage parking space lines in Buildings 1 and 2 is complete.

5 - The block retaining wall is completed and pictures have been posted on the Facebook site.

6 - Balcony railing/facia edge painting will resume in the spring as weather permits.

7- Landscaping projects have resumed.

8- Stainless hand rails for retaining wall steps are being fabricated.

9 - Townhouse trellises are being replaced as necessary.

10 – The Belmont Facebook page is active. Search for Belmont Condominium Trust and then send a friend request.

11 – There are presently 2 units for Sale and 7 units are Under Agreement/Sale Pending.

12 - We have received the following ARC forms:

 Unit 631 – replace smoke detectors and electrical outlets

 TH 22 – Replace slider/ front door/ and AC

A motion was made to approve all ARC forms and was unanimously passed.

13 - A motion was made and passed unanimously to approve the actions of the board in between meetings.

14 - A motion was made to adjourn the meeting and was unanimously passed.