**Belmont Board of Trustees Meeting – Minutes**

March 30, 2018

10:00 AM

In Attendance: Jim Hilliard, Alan Burleson, Terry Milka, Norm Katz, 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 February Board meeting. The motion passed unanimously.

2 - Terry provided updated financials and budget. Cash balance of operating budget is $761,000 and the balance of the operating budget is $277,000. Income and expenses are on target. Accounts payable and Accounts Receivable are in good order.

3 - Restaurant – Jim reported that the new restaurant menus are now available on our website.

4 - The refurbished furniture is back on site and Jim reports that it looks beautiful.

Jay discussed the winter projects.

5 -All midrise stairwell painting is complete.

 6 - The painting of garages in Buildings 1 and 2 is also complete.

7 - The parking spaces will be painted in Buildings 1 and 2 in April. Jay has informed all unit owners of the need to remove cars from the garage.

8 -Landscaping around The Belmont sign will begin in the Spring.

9 -Grass and irrigation repair along Gordon Richie Road will begin in the Spring.

10 - Jay mentioned the Facebook page. Search for Belmont Condominium Trust and send a friend request to join.

11 - There were 9 units for sale and 5 units have gone under agreement in the last few weeks.

12 – We have received the following ARC forms.

 Unit 413 – to replace Air Conditioning

 Unit 210 – to replace Dining room Windows

 TH 28 – to replace deck and adjust pavers in courtyard

 Unit 215 – to paint bathrooms and reface kitchen cabinets

 TH 26 – to paint main level and hang television.

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.