**Belmont Board of Trustees Meeting – Minutes**

July 23, 2016

All Trustees in attendance except Connie Donovan.

1 – Jim called the meeting to order and provided some introductory comments welcoming everyone to the meeting. He asked for a moment of silence to honor the late Robert Baboian.

2 – In Connie’s absence, Doug Crabtree provided a financial update regarding net income, expenses and reserves. The Reserve Study was also presented. Jim acknowledged the work and effort that George Davagian put into in creating the reserve study. George continues to be relied upon for his knowledge and expertise, and Jim thanked him for his contributions.

3 – The ballot counting process began regarding dogs at the Belmont.

4 – Craig Whitten presented a landscaping update.

5 – John Hackett provided an update of the new insurance program and introduced Jeff Cotto of Rogers and Gray. Jim also acknowledged John Hackett’s efforts in serving the Belmont Board as our insurance subject matter expert and the amount of savings John’s work has allowed us to realize.

6 – Jim provided a report regarding the restaurant and acknowledged the tremendous efforts of Erica.

7 - Facility and Site – Jay Donavan

* Jay reminded homeowners they are responsible for their contractors.
* Jay provided an overview of the units for sale and referenced the material that attendees were provided.
* He also summarized the projects that were completed in the past year.

8 – Jim asked for questions from the attendees. The following matters were discussed:

* There was a question regarding if we had considered expanding the kitchen at the restaurant.
* A question was raised regarding the painting of the fire doors in the mid rise units. Jay responded that the doors will be painted this winter.
* There was a brief discussion regarding the construction of a fitness center. Jim responded that a committee of volunteers has been created and were exploring a proposal.
* There were several questions regarding technology such as a wireless internet capability, email, and a face book page. Jay responded that he would create an official Belmont face book page.
* The question regarding using Belmont employees after hours for handyman services was addressed. Jim explained the board’s rationale for not pursuing this further.
* A suggestion was made to create a book-sharing kiosk.
* Norm Katz asked the group to acknowledge and thank Jim Hilliard for his valuable leadership, expertise, and insights as the President of the Board.

9 - Jim asked for a vote regarding the election of Norm Katz and Alan Burleson as members of the board.

10 – A motion was made and passed unanimously to approve the actions of the board between meetings.

11- The results regarding dogs at the Belmont were not available as the vote-counting continued.

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

13- The meeting adjourned.

14- After the meeting, the results of the vote for dogs at the Belmont were announced. The results of the vote was to allow dogs at the townhouses but not in the mid rise units.