

**Belfair & Belfair Oaks HOA
Monthly Meeting Minutes**

July 18, 2019 6:30 pm

Type of Meeting: Neighborhood HOA Monthly Meeting

Meeting Facilitator: Danny Lynch

Invitees: Danny Lynch (President), Jelena Jones (Vice President), Gerald Goguen (Treasurer), Lauren Fulmer (Member at Large), Teresa Bridgers (Secretary), David Peterson (Halcyon), and Sage Ingerson (Halcyon)

Absent: Teresa Bridgers, Lauren Fulmer

I. Call to Order – Quorum present

A. Danny Lynch called to order the regular monthly meeting of the Belfair & Belfair Oaks HOA at 6:33 pm on July 18, 2019, at his home residence.

II. June Minutes approved and signed.

III. Covenant Violations & Compliance Log

a. Halcyon presented to the board their current log of Covenant Violations and Compliance records for review, discussion, and resolution. Inspection was done on 7/2/19 noting about 40 new violations.

1. Halcyon presented an update of the Action items from previous month, covering previous requests made by the board on items from the violations report in June.
2. Three accounts were decided on to send a warning letter that they will have an Attorney's lien placed on due to non-payment.

VI. Architectural Report

Nothing to report for June/ July

VI. Financial Package reviewed by the Board with Halcyon.

VII. Pool Report

1. Cabana rentals: 2 new cabana reservations since the last meeting
2. The movie night is scheduled for July 20th. Mary Poppins Returns is the movie chosen by homeowners to be shown. Pizza, popcorn and water to be picked up. About 70 people RSVP'd.
3. Gerry removed the wasp nest and will also power-wash the cabana floor
4. Gerry spoke to the pool cleaning representative about the dark spots that keep coming back and was told they could power-wash it when the pool is not in use. They think it's the iron sedation from city water or filters. The pool floor needs to be treated for it.

VIII. Newsletter & website – no update on the newsletter. Gerry will check with someone he knows to see if we can set up a new template. Website needs to be updated with meeting minutes from May and June.

IX. Next meeting on August 15,2019 at the home of Danny Lynch.

X. Meeting adjourned 9:00 pm.