

BEL ARBOR COMMUNITY ASSOCIATION

BOARD OF DIRECTORS' MEETING

June 10, 2025

I Welcome and Call to Order

President James Delph called the meeting to order at 6:33. Board members, O’Neda Manning, Jennifer Jones and Lori Larsen were present. Melanie Culbreth from CPVA was also present.

II. Reading and Approval of Minutes

The minutes from March 11, 2025, meeting were submitted. O’Neda Manning motioned they be approved, and Lori Larsen seconded; the minutes were approved.

III Call Center Report

Read by O’Neda Manning

IV Treasurer’s Report

Read by Jennifer Jones.

V Managing Agent’s Report

Melanie Culbreth discussed the arrearages, work order for the irrigation and will get quotes for the fence and mailbox painting.

VI Finance Committee

No report given and the next meeting is to be announced.

VII ACC Committee

One application is pending.

VIII Unfinished Business

Window cleaning is scheduled for July 7 and is scheduled to last 5-6 days.

IX New Business

None.

X Members Voice

Issues with the lake were raised and Melanie will contact the proper entity to find out what needs to be done. A question was raised about gutter guards from a homeowner. A discussion in reference to coupon books and their expense, and Melanie will check the documents for actions the Board can take with regards to such. Pruning has been delayed due to the weather.

XI Next Meeting

The next board meeting will be held August 12, 2025, at 6:30 p.m.

XII Adjournment

Lori Larsen motioned the meeting to end, and Jennifer Jones seconded; the meeting concluded at 7:27 p.m.