



BMHOA – June 2022 Meeting Agenda

Directors present via Zoom:

Chandri Navarro – Alex Carru – Nik Massey – Marcia Lass – Michael Lass
35 members present

Opening of Meeting

HOA President Chandri Navarro opened the meeting and welcomed Police Commander Kerr to the meeting to discuss security matters and the recent break-ins.

Police/Security Update:

Commander Daniel Kerr stated that there has been an uptick in burglaries in the area and that he sees this occur as the economy is impacted. He discussed the two recent break-ins and stated that the police believe it was the same individual, who has been arrested. He stated that the video and stills from the security cameras were very useful in proceeding to charge and arrest the burglar.

Commander Kerr noted that having cameras and license plate readers at the gate would be very useful in terms of security. He also suggested that we work with the city to get cameras installed on poles on 6th court and that there is a process whereby the HOA can “grant” funds to the city to pay for the cameras, which is a way of shortening the process. If the HOA requests that the city put up the cameras, that will take much longer and the city will have to look for funding.

Nick Rawdon Jones, the head of the Security Committee for the HOA, discussed his research on potential fees for roaming off-duty police patrols. The Commander indicated that this could be very useful.

We discussed the potential use of cameras at the pedestrian gates, that could be solar powered, and the use of cameras near properties adjacent to such gates. Also, there is a need to close in the area near some gates that do not have fencing or bushes. We discussed asking the homeowners near the gates to allow us to put cameras, and to see what Blossom could do to enclose the open areas.

Infrastructure

The HOA discussed the recent flooding event. Homeowners on NE72nd Terrace were particularly hard hit. We discussed the need to keep the storm gutters clean, and whether the community can push to get another pump installed for the streets that are not benefitted from the pump at 8th Avenue. Homeowners affected by flooding should report it to the site provided by Anne Bao in the chatter WhatsApp group so that the city has a record of as many houses as possible that were impacted in order to create more of an incentive for the city to institute measures. Also, during the flooding, several homeowners noted sewers overflowing. **Nik Massey, HOA Head of Code Compliance**, reported on the impact to his home and others. **Alex Carru, HOA Vice President**, showed this to the city official, Elyrosa Estevez, who called it into the city. It is very important that homeowners report any overflowing sewers and to stay clear of them.

Finances

HOA Treasurer, Nick Welch, discussed the membership drive and stated that given the latest dues receipts, the HOA is now able to be on budget. We discussed the need for more Belle Meade members to join the HOA in order to be able to implement some of the security measures (cameras, police patrols) discussed.

The Board voted to approve granting **Alex Carru, HOA Vice President**, signature rights for the bank account in the name of the Belle Meade Homeowner's Association. The vote was unanimous.

Beautification

Marcia Lass, HOA Head of Beautification, stated that she had personally hired her landscape designer to provide two proposals for new plants for the planters at the front gate. Marcia presented these to board. The board voted to approve Option 2, which was preferred by Marcia. The vote was unanimous.

Conclusion

The Board meeting concluded. **Chandri Navarro, HOA President**, thanked all present for their efforts and concluded the meeting. The next meeting will be on July 12th.