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BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
April 19, 2011

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The meeting began at 6:00pm. The following Board Members were present: Tom Fox (Chair), Carol Venable and Bob Kubie. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Kathy/Unit 901, Jana/Unit 402, Magaly/Unit 1102, Frank/Unit 903 and Hanna & Sandra/Unit 1003.

The following two items passed as part of the Consent Agenda.

BOARD MEETING MINUTES for the meeting held 03/15/11 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirmed for Thursday 05/12/11 at 5:30pm. [BDMT]

The prior two items were passed unanimously as part of the Consent Agenda on a motion by Tom.

FINANCIAL REPORTS for the period ending 03/31/11 were accepted as submitted. Treasure, Carol V. will check the governing documents for charging owners late fees for delinquent accounts. [FINS]

2011-2012 BUDGET COMMITTEE consisting of Carol, Tom and Magaly worked on this budget. Carol explained that the 2011-2012 budget with has a potential assessment increase of \$550 or \$594 if the special assessment does not pass. [BUDG]

FRONT WINDOW LEAKS: Board reviewed the invoice from Smith Roofing and requested HCE contact them for a cost reduction. Protec Building Service provided a bid and recommendation to replaced the sliding glass doors. [2544]

AMENDMENT to CC&RS: 26 Ballots were received. Board members: Tom, Carol, Bob, and Al-HCE representative opened and counted the ballots. Results are as follows: 26 votes in favor of the parking amendment and 21 votes in favor of the board change and 5 against. [2476]

LANDSCAPE PLANTER, FRONT COLOR was confirmed completed. [LAND]

The meeting adjourned at 7:40pm.

/s/ Al Simonelli

/s/ Board

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Recorded by

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Approved by

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