

BEL SOGNO COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING
SUNDAY, OCTOBER 1, 2023

MINUTES

Present at the meeting were Jim and Elaine Rentschler, Bob and Barbara Musselman, Kent and Janet Hartman, Mike and Mary Stetler, Brian and Jamie Miller, Don and Phoebe Diamente, Cathy Diamente, Mary Popovich-Gerding, Tom and Laura Ausbury and Rocky Stotts.

Present at the meeting by proxy were Jerry and Jackie Hake, Phil and Rebecca Fenker, Jill Hunter and Lori Johnson, Jim and Judy DeWald, George and Linda Peppas, Neali Bell, Kate Rusching, and Brent and Jodi Isbell.

Dues paid at the meeting by check by Isbell, , DeWald, Hartman, Hake, C/D Diamente, Rentschler, Stotts, Ausbury, Hunter, Popovich-Gerding, P/D Diamente, and by cash by Musselman, Stetler and Miller.

The meeting was called to order and the Minutes were approved. The Treasurer's Report and Budget were summarized, the details of which are as follows:

Balance Ending 9/30/22	\$2,140.64.
Balance ending 8/31/23	\$2,358.03
Expenses:	\$277 (liability insurance)
	\$135 (tax prep)
	\$100 (electricity for entrance lights)
	\$90 (mowing of berm)
	\$27 (garage sale ad)
	\$10 (bank fees – switched banks to avoid these in future)
Income:	\$870 (association dues - 2023)
	\$60 (association dues in advance – 2024)

Dues were collected and Laura Ausbury was elected as a Director for a three-year term. Laura will take over as Treasurer as Rebecca Fenker would like to retire. Cathy Diamente will remain as Secretary on an interim basis until someone can be found to take over the remainder of Rebecca's term.

A motion was made and approved in due course to change the date and time of the annual meeting to the last Thursday in September at 6:00 p.m., location to be determined, to make it easier for people to attend and to make sure we are able to obtain a quorum.

A motion was made and approved in due course to permit Jackie Hake as President to complete and sign the Association's tax return to avoid the CPA fee, with the understanding that a CPA may be hired in the future if and when a new President is elected.

Discussion was had as to the date of the next association garage sale. Jackie will send out an email to provide the date before next Spring. Kent Hartman volunteered to repaint, in brown, and reapply house numbers to, the mailbox support structures for the entire Association. Brian Miller indicated he would help. Kent and Brian will work with the Treasurer to see if there is money in the budget for paint. Discussion was had as to required landscaping, and permissible fences and flag poles, as covered in the Covenants and Easements of the Association.

Further to the motion above, the date of the next meeting was set and approved for Thursday September 26, 2024, at 6:00 p.m., location to be determined, and the meeting adjourned.

Respectfully submitted,

Cathy Diamente
Secretary

**BEL SOGNO COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING SUPPLEMENTAL MAILING**

October 7, 2023

Thank you to everyone who attended our annual meeting on October 1st, either in person or by proxy. We were able to elect a new Director (thank you to Laura Ausbury for volunteering) and to amend the Bylaws to change the date of the annual meeting so that, hopefully, more owners will be able to attend and participate.

Since we made this change without everyone in attendance in person, however, I thought I would send out the draft meeting minutes before they are approved at the next annual meeting so that everyone is aware of that change (attached below). I will print off copies for the mailboxes of those of you for whom I don't have an email address, but I would appreciate having it updated in the Directory, for Association matters only, if you have one.

As happens every year, several other questions arose about what the Association and the Owners must and should do to comply with the Bylaws and Covenants so that we are all good neighbors. Since similar questions have been asked since Whitley County required the Association to be formed, I thought I would also attach excerpts from the Covenants by which we are all bound, and about which questions have arisen over the past ten years. The excerpts also include what the Association and each Owner may do to both comply with and enforce those Covenants, and how they may be changed. Hopefully this will facilitate our future meetings and everyone's peaceful enjoyment of the neighborhood.

I have electronic copies of both the Bylaws and the Covenants should anyone need them.

Thanks,

Cathy Diamente

Encl: Draft Meeting Minutes; Covenants – Excerpts