

BELCOURT TERRACE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, July 15, 2026

5:00 P.M.

Location: Via Zoom Meeting

<https://us06web.zoom.us/j/9981204718?pwd=3kO0cLoTvDiGI7yV4Rzq7le3bknv9c.1&omn=82522101619>

Meeting ID: 998 120 4718

Passcode: 1501

One tap mobile

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GENERAL SESSION

- I. **CALL TO ORDER 5:00 P.M.**
- II. **MOTION TO ADOPT THE AGENDA OR AMEND**
- III. **CONSENT CALENDAR**
 - A. General Session Minutes: June 17, 2026
 - B. Acceptance of Financial Statements: May 31, 2026
 - C. Ratification of the Association Funds Transfer
 - D. Delinquency – Approval of Liens if applicable.
 - E. 2026 Inspectors of Election Services Proposal
- IV. **BUSINESS**
 - A. 2026/2027 Budget - Reserve Preparation
 - B. Siding Project
 - 1. Update
 - 2. Close-out Report
 - 3. Phasing Schedule-Inspections
 - 4. Landscape Improvements
 - 5. Roofing Repairs
 - 6. Gate Repairs
 - 7. Trellis/Fence Repair/Replacements
 - C. Ford Project
 - 1. Update If Needed.
 - D. Landscape - Report
 - 1. Irrigation Audit
 - 2. Irrigation Repair Proposal
 - 3. Entrance Improvement Proposal
- V. **HOMEOWNER FORUM**
- VI. **ADJOURNMENT**

EXECUTIVE SESSION- *following General Session*

- I. **Call to Order**
- II. **Executive Session Minutes: June 17, 2026**
- III. **Third-Party Contracts**
 - A. Siding Project
- IV. **Compliance**
 - A. Hearings
 - B. Report
- V. **Delinquency Report/Actions**
- VI. **Legal**
- VII. **ADOURNMENT**

Next Meeting: August 19, 2026 via zoom