

Belden Court Owners' Association, Inc.

Annual Meeting

Monday, October 2, 2023

Treasurer's Report as of September 22, 2023

Let me begin by saying "Thank You" to the BCOA board members. I am still learning my job as treasurer. Dan has been a tremendous help with the budget.

Our association owners have recommended we maintain at least \$20,000 total in our bank accounts. For the past eleven (11) months, the Money Market balance has averaged \$24,870.45.

You have received notice that our monthly condo dues will increase to \$275 a month beginning January 1, 2024. This is a \$50.00 increase. For those of you who have automatic payment, please inform your financial institution of the date and amount change. Those of you who write a check and leave it in my porch pouch should write payable to Belden Court Owners' Association on your check and beginning January 1, 2024, the amount will be \$275.

Our banking institution name has changed from Bank of the West to BMO. (You may have noticed the new signage.) Nothing has changed except the name. New checks, etc., did not have to be ordered.

All condo dues are currently up to date.

As a reminder to you, in the Association Rules & Guidelines on page 2 item 6:

“Each owner must carry homeowner’s insurance and provide a Certificate of Insurance” coverage naming the Belden Court Owners’ Association, Inc., as an additional insured in their policy. This certificate must be provided to the Treasurer each time (normally annually) that the policy is renewed to verify that such insurance coverage is always “current”. Each certificate must also include a “cross liability” clause or other assurance that there is sufficient “Personal Liability” and/or “Umbrella coverage” to cover damages to adjacent property should such an event occur”.

Currently, all homeowners have complied, and their insurance is on file up to date.

Respectfully submitted,

Barbara J. Moss, Treasurer

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