

Belhaven Townhome Owners Association, Inc

Annual Meeting Minutes

August 31, 2021

Meeting called to order at 7:01 PM

Introduction of the Board of Directors:

President: Rod Johnson

Vice President: Burlena Price

Other members present: Sandy Schoonover and Judie Leboldus, Brian Emch, Valerie Scarlett, Marilyn Anderson, Debra Patton Davis, 6 proxies were received. 13 properties represented.

Introduction of Heritage Team:

David Caldwell, Barbara Butzen and LeoLa Hodson

2020 Annual Meeting Minutes were approved. Motion /Second/Carried 0 opposed

Unfinished business:

- Bushes on Patterson - overgrown and blocking views, safety issue.
- Request landscaper to remove and replace with like vegetation, possibly Bayberry bushes.
- There are some repairs that are necessary to the HOA's fence – the Board will address these issues.

New Business:

- Perimeter Fence
 - Sections in dire need of replacement
 - Comment made that fence should have been treated every other year.
 - Comments made that some pickets need re-attached and some areas need new 4x4's.
 - The entire fence will need to be replaced within a year or two as treating will not prevent structural spoil.
 - Comments to replace the fence with vinyl instead of wood
 - More discussion is needed
 - Fencing Bids will be obtained for each scenario (wood /vinyl) by Rod in summer of 2022
- Development on West Boundary
 - Boundary line very weedy clear down to Storm Water Retention Pond.
- Landscaping contract to expire in 2023, all in agreement to continue using current vendor.
- CD's
 - Reserve funds invested in CD's as Stocks are too volatile.
 - All CD's maturing in 6 /2022 to make available without penalty for withdrawal.
 - Treasurer's report posted to the web.

2022 Proposed Budget: Approved M/S/C 0 opposed

- Discussion about HOA dues increase in 2023 by \$25.00 per quarter.
- Notification letters to be sent to residents describing 2023 Dues increase
- Comment that costs are increasing for management, landscaping, as well as other various vendors.

Nomination and Election of Board Members:

- Comment that the Board would welcome more members!
- Floor opened for nominations

- Rod have agreed to continue for another year as the president
- Burlena has agreed to continue for another year as the vice president
- Brian Emch was nominated and accepted the position of secretary/treasurer.
- Floor closed.
- All in favor of Rod and Burlena and Brian to serve for the 2022 term. None opposed.

Meeting adjourned at 8:10 PM

Minutes taken by
Barbara Butzen
Heritage Property Management