

Belhaven Townhome Owners Association, Inc

Board Meeting Minutes

April 18, 2022

Meeting called to order at 3:00 PM

Board of Directors:

President: Rod Johnson
Vice President: Burlena Price
Secretary/Treasurer: Brian Emch

Unfinished business:

1. Fence – The Board agreed on the repair option with and approved contractor where the bid was in the \$3,000 mark and would buy the fence another three years. A cedar is the fence this old would not support the expense of a preservative and would be labor intensive.
2. CD's will begin maturing in May and June 2022. Brian will seek a short viable investment vehicle with Bellco or any other source that provides a yield that is acceptable. The band aid for the fence is estimated to last 3 years.
3. Trees – Alpine's bid was approved by the Board and they did removed 6 trees today, 4-18-2022 and then the board also signed the contract to have the ash trees taken care of, twice a year for the beetle bugs. Contract approved for the maintenance.
4. Watering time discussion – we had the maintenance company reduce the watering times for all common areas to three days a week at 20 minutes per station.
5. Broken sprinkler heads in the common areas have been approved to be fixed and this was completed as well.
6. Clean up on our side of Indian Creek – The Board is accepting bids to clean up our side of Indian Creek, removing trash and loose tree limbs.
7. Land on the other side of the creek is owned by Belhaven and we are exploring the possibility of deeding over that portion of our property to Darren Curry with Synergy Builders. The property is littered with concrete, wood and trash. Homeless people were camped out down by the creek for the past two summers. Synergy Builders will approve a transfer lot line adjustment with the city and would pay for the cost of doing that, i.e. surveying, City fees, costs, County, etc. He would own the property and as such he has a vested interest and would start phase III this fall up against the creek. If we cannot get this done, Synergy Builders did indicate they would file a complaint for code enforcement against Belhaven to clean up the property. Current bids indicate this cost to be \$20,000 to 25,000 or more. That being said, the Board is going to proceed with obtaining a meeting with the City Planner to deed over that triangle piece of ground, through the lot line adjustment.
 - a. The Homeowners will have to put this issue to a vote, where 67% approval will be required to move forward with the transfer of the property to Synergy Builders.
 - b. It is in the best interest of the board to move as quickly as possible, Rod will draft a letter and send off to Heritage and the Board members for editing and approval to be sent out to all unit owners.
 - c. City Planner Appointment – Rod will engage the City for an appointment
8. Budget - line item that would define the dues paid in the current year, that were due in a prior year.
 - a. Budget –If someone hasn't paid in arrears we need to distinguish them from the one account. That line item presents what is past due in prior years vs the current years budget.
 - b. Past due accounts, bankruptcy and we may have to write it off possibly at the end of this year.

- c. Get exactly the status of the liens on the properties and amount of dollars due.
 - d. Lates fees/receivables page – separate the way Heritage presents the receivables of old accounts vs new accounts that are delinquent in the current year.
9. Dues raise 15% - but to wait until year 2023. That being said, the Board reserves the right to act this year but with our surplus (fence not being replaced but band aid approach for temporary fix), we are holding off until 1/2023. Also, in the event that the unit owners do not approve of the property being deeded over to Synergy Builders, that cost will all to the unit owners in a possible capital assessment.
 10. Parking lot on the Northside of the property is owned by the unit owners adjacent to Patterson Road. The Board feels it necessary to start the exploration of a letter indicating the maintenance of the parking lot will need attention in the coming months.

Meeting adjourned at 4:00 PM

Minutes taken by

Brian Emch