

### Meeting Minutes

The newly elected Board of Directors (BOD) meeting was called to order at 2:00pm on 9/18/18 at the Heritage Property Management (HPM) office.

The meeting minutes of the Belhaven Townhome Owners Association (BTOA) Annual Member Meeting held on August 31, 2018 will be reviewed for approval at the next Annual Members Meeting to be held in August, 2019.

The only two elected BTOA BOD members at the BTOA Annual Member Meeting held on August 31, 2018 elected the following as BOD officers and committee chair:

Rod Johnson	President & Acting Treasurer
Todd Yates	Secretary & ACCO Chair

Rod, as Acting Treasurer, will submit a BTOA Treasurer's Report after the end of each quarter to Heritage Property Management (HPM) for publication in the Belhaven Subdivision section of the HPM website.

### Old / Unfinished Business

The repair and painting of the stucco fence along Patterson was not completed as planned in 2017 or YTD 2018. The BOD has requested HPM update the existing bid and secure two addition bids to repair and paint the fence; plus the Pump House for BOD consideration.

### New Business

The Colorado Common Interest Ownership Act (CCIOA) pursuant to CRS 38-33.3-209.5 requires all Colorado T/HOAs to adopt policies, procedures, rules and regulations concerning at least nine (9) topics. Those required are:

- Collection Policy
- Covenant Enforcement Policy
- Conduct of Meetings Policy
- Inspection of Records Policy
- Conflict of Interest Policy
- Investment Policy
- Adoption of Rules policy
- Alternate Dispute Resolution (ADR) Policy
- Reserve Study Policy

At this point, BTOA has only a Collection Policy in force. HPM has provided templates of the remaining eight policies for BOD review. The BOD will address this requirement and submit our policy recommendations/approval to HPM by no later than early December 2018. All such final

Policies will be published on the HPM website once approved by the BOD. BTOA member input can be submitted directly to HPM prior to November 30 for BOD consideration.

The concrete sidewalk along the drainage reservoir at the back of the Belhaven Subdivision was constructed by and is the responsibility of the City of Grand Junction. The City has been informed of the tripping hazards on the sidewalk and will address as they determine needed.

The BOD requested that HPM contact the City of Grand Junction to post slower and additional speed limit signs in the Belhaven Subdivision due to frequent speeding along Belhaven Way. The City has claimed both the number of signs (only one by the main entrance) and present speed limit (20MPH) is adequate. Residents are welcome to register complaints directly with the City, if desired.

The BOD did a Subdivision "walkaround" after the office meeting. We have scheduled "on-site" review meetings with Valleywide Fence (most used fencing company) and Thompson Landscaping for October 4. We will be requesting HPM to contact a few owners to address either CCR violations and/or "unacceptable" external appearance or building/yard structural issues.

Respectfully Submitted,

Todd Yates, Secretary