

# Belhaven Townhome Owners Association, Inc

Annual Meeting Minutes

August 30, 2016

Meeting called to order at 6:04 pm.

Introduction of the Board of Directors:

President/Treasurer--Rod Johnson [present]

Vice President/Secretary--John Tufts [present]

Introduction of committee members:

ACCO Chairman-Marianne Tufts [present]

ACCO Member--Molly Dalton

Other members present: Regina Moore, Jan Greager, Debbie Ross, Roy & Donna Perham, Marilyn Anderson, Micheale McDonald, Judy Duncan [4 properties]. 2 properties represented at the meeting by proxy-holders: Megan Velarde, Karli Bovee. 10 other proxies were received.

Introduction of Heritage Team:

David Caldwell, Becky Jett

2015 Annual Meeting Minutes were approved. M/S/C

2017 Budget:

- Questions were raised about the Budget as presented. HPM to research and provide answers to the Board.
- M/S/C that 2017 budget be approved and put on the website

Old/Unfinished business: None

New Business

- Tract B parking
  - Tract B is defined as the shared driveway/road in front of 593, 593 ½, 595, 595 ½ Belhaven AND what is commonly being referred to as "Guest Parking".
  - Parking along the shared driveway and in the landscape/rocked area was an on-going issue for a while. The issue seems to be resolved for now.
  - BOD will address the Tract B parking lot questions regarding who is responsible for maintaining it, who is allowed to park there, and how to regulate parking there.
- Overall parking
  - HPM to investigate if CC&Rs specify parking allowed per unit.  
*NOTE: Careful review of the CC&Rs revealed no mention of the # of parking spaces allotted to each unit; nor is there any mention of homeowner's only parking being in the garage or driveway.*
  - On-street parking is allowed as they are city streets--this is NOT an HOA issue.
    - GJ city code [10.04.017] states that parking is not allowed within 5 ft of an public or private driveway.
    - If vehicles impede access to your driveway, call code enforcement at 970-244-1593
    - The end of Cascade Ave [facing East] is being used as additional parking but if 3 cars park there, it interferes with residents being able to back out of the driveway safely. HPM to investigate legalities of getting a sign to mark the center as a 'no parking' area.

- Noise/partying complaints
  - GJ Noise ordinance 8.16.010(a) prohibits "unnecessary, unusually loud or unusual noise between the hours of 8:00pm and 6:00am which either annoys, injures or endangers the comfort, repose, health or safety of other persons..." A member of the Police can make the determination as to whether such noise constitutes a public nuisance.
  - Call the GJ Police non-emergency number. 970-242-6707.
  - Report to HPM for letters to be sent to homeowners; fines can be assessed if violations continue.
- Apple tree behind 2882 ½ Cascade was planted by previous owner; it is in common area and beginning to drop apples which are being blown all over by landscaping crew. HPM to get bids to remove that tree and one more.

#### ACCO report:

- Molly Dalton resigned as ACCO member.
- Fence staining was completed and it looks really good!! Cost went over what was budgeted as more stain was needed than expected.
- 3 applications for new fence installs were received
  - 2 were approved.
  - 1 is pending and being addressed at this time. [Homeowner frustrated over delays; ACCO needs more information. Hoping for resolution within a few days.]
- 1 application for replacement fence was approved.
- 1 patio cover design approved.
- 1 screen door install was approved.
- ACCO should be notified of sidewalk and/or driveway replacement and/or repair.
- Basic rule is that if you are changing anything on the exterior of your home or lot, notify the ACCO and get approval. If replacing something 'in kind' [same type bushes, same house color, etc] note that on your request.
- Necessary info is available on the Belhaven page of the Heritage Property Management website, [www.hpmgj.com](http://www.hpmgj.com).

#### Treasurers report:

- Rod will get a formal report out in Sept.
- Currently there are 2 homeowners in collections.
  - 1 of those homes has sold and funds are being addressed through escrow process.
- Election of Board Members:
  - Nominations from floor
    - John Tufts--declined
    - Marianne Tufts
    - Rod Johnson
    - Roy Perham
  - All nominees were unanimously elected
  - Donna Perham volunteered to be on ACCO. Marianne will continue on ACCO.

Meeting adjourned at 7:50 pm.

Minutes taken by  
Becky Jett  
Heritage Property Management