

# Belhaven Townhome Owners Association, Inc

Annual Meeting Minutes  
August 30, 2018

Minutes were approved at the  
August 22, 2019 Annual  
Meeting

Meeting called to order at 6:01 pm.

Introduction of the Board of Directors: None

Other members present: Marianne Tufts, Janice Greager, Joyce Looney, Burlena Price, Rod Johnson, Clifford Jackson, Caroline Nyandieka, and Judy Duncan [3 properties]. 6 proxies were received.

Introduction of Heritage Team:

David Caldwell and Elizabeth Marvin

2017 Annual Meeting Minutes were approved. M/S/C

Old/Unfinished business:

- Fence repair/painting along Patterson Road. Current estimate from Integrity Painting was discussed. It was suggested that the new Board of Directors have digression to get additional bids and/or to move forward with the repairs.
- Discussion regarding landscaping. The landscape with Thompson's Landscaping was discussed at great length. HPM will contact Thompson's with several concerns that the owners would like to have clarified and addressed as needed.
- It was suggested that homeowners attend the DRIP seminar that is put on by Ute Water. HPM will notify the Board with information for the next scheduled event when it is available.
- ACCO process was discussed. Any changes to the exterior appearance must be submitted to the ACCO and the Board of Directors for approval prior to changes being made.

New Business:

- Discussion on parking on the side walk. It was decided that notices could be posted on the vehicle or one of the neighbors should approach this owner to speak to them about the parking. If the issue continues an official complaint could be made to the city.
- The sidewalk is damaged near the retention pond.
  - According to HPM's discussion with the city, this sidewalk belongs to the HOA.
  - An estimate of \$5350 was provided to tear out and replace this sidewalk. If the Board has questions or wants to get owners opinions on how to proceed with this issue a letter with a ballot attached could be sent out for a vote.
  - The worst places should be marked to alert of the hazard.
  - This issue will be resolved by the new Board.
- List of questions from owner and the answers from HPM attached.

2019 Budget:

- Snow Removal - adjust 2018 Remainder
- Grounds maintenance (not contracted) was increased to \$1500 from \$500.
- Discussed management fees. Board will be notified of any changes.
- Adjust landscape items to match contracted amount.
- Irrigation system (not contracted) was lowered from \$2500 to \$1800.
- M/S/C that 2019 budget with changes/corrections discussed be approved and posted on the website.

Election of Board Members:

- R. Bryan Mullen sent in proxy with information that he would like to nominate himself for the Board.
- Rod Johnson volunteered to serve on the Board- nominated by the Floor.
- Todd Yates volunteered to serve on the Board.
- Nominations closed. Put to a vote. 4 in favor of the panel and 5 opposed.
- All in favor of Rod Johnson - none opposed.
- All in favor of Todd Yates - none opposed.
- R. Bryan Mullen - 3 in favor and 5 opposed.

Meeting adjourned at 8:03 pm.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management