

Belhaven Homeowners Association, Inc

Annual Meeting Minutes

August 31, 2015

Meeting called to order at 7:00 pm.

Introduction of the Board of Directors:

President--Judy Duncan

Vice President/Treasurer--Rod Johnson

Secretary--Amanda Potter

Introduction of committee members:

ACCO Chairman-Marianne Tufts

ACCO Member--Molly Dalton

Other members present: Debbie Ross, John Tufts, Meranda Durnez, Pam Powers. 16 Proxies were received.

Introduction of Heritage Team:

David Caldwell [owner], Becky Jett [Office Administrator]. Both David and Becky are licensed thru the state of Colorado as Community Association Managers.

2014 Annual Meeting Minutes were read and approved.

Treasurer's Report:

- Financials from June 2015 and July 2015 were reviewed. Major expenses so far this year are (1) replacing one of the irrigation pumps with a new VFD pump and (2) Landscaping contract with Thompson Landscaping.
- As of Aug 31, there are 4 delinquent accounts.
- Discussion ensued regarding the collection process and the necessity of pursuing the delinquent owners.
- Contract for staining the perimeter fence was not met--they simply put on a clear protective coating; Rod managed to get them to agree to being paid only 50% of contracted amount.

ACCO report:

- 7 requests have been received and approved so far this year.
- Still working on design for pergola--will present at future meeting.
- A Neighborhood Watch will not be pursued further due to a lack of interest.

Other OLD/UNFINISHED business:

- Reminder that minutes [annual meeting, quarterly BOD meetings] are posted on the website. Grouped by year--from annual meeting to annual meeting. Website address is : www.hpmgj.com
- Thompson Landscaping
 - Contract goes thru 2017
 - Do not aerate fenced in back yards.
 - Homeowners who have questions or concerns regarding HOA business with Thompson [i.e. watering common areas, fertilization] need to direct those to Becky at HPM; if the homeowner has a private agreement with Thompson Landscaping, they should contact Josh.

- Per the contract with Thompson Landscaping--weeds in rocks/gravel areas get sprayed only twice per year; fertilizer is applied to grass areas three times per year.
- Irrigation system
 - Belhaven has a 2 pump system--the new VFD pump was installed; both old pumps were re-built--1 is being used in addition to VFD pump, 1 is back-up. Will wait 1 year to evaluate if savings are significant enough to justify installing another VFD pump next spring.
 - Homeowners need to remember to clean irrigation filters regularly. Be sure you turn off your valve when you do that!
- Other problems
 - Speeding--call police
 - Parking--call GJ code enforcement
 - Tenants need to understand and comply with CC&Rs and Rules & Regulations. Owner's are responsible to make sure tenants understand that.
 - HPM needs to have contact information for owner's. Letters go to owner's, NOT to tenants.

New Business

- 2016 Budget:
 - Budget will now run January thru December
 - Budget shows a deficit of \$1200. Board feels this is not an issue.
 - As in 2015, the largest expense is Thompson Landscaping contract. Other line items include staining the inside of the perimeter fence and uncontracted labor [i.e. replacing broken sprinkler heads] by Thompson Landscaping
 - M/S/C that 2016 budget be approved and put on the website.
- Election of Board Members:
 - Nominations from floor
 - Rod Johnson
 - John Tufts
 - All nominees were unanimously elected
 - ACCO committee members volunteered to remain

Other discussion: NONE

Meeting adjourned at 9:11 pm.

Minutes taken by
Becky Jett
Heritage Property Management

Belhaven Board Meeting, July 15, 2015 at 8 a.m. at EC Electric, 2535 W. Pinyon

- 1. Present—Judy Duncan, President; Rod Johnson, Vice President; and Marianne Tufts, Architectural Committee Chair Person**
- 2. Discussed last meeting items since no Minutes available.**
- 3. Old Business.**
 - A. Completion of Bids**
 - a. Rod explained “new irrigation pumping system” and said a two pump system was ideal. Since that was not what was bid, he suggests we try this system for a year and then consider adding a second pump.
 - b. Thompson’s Proposal & EC Electric’s Installation were compared.
 - c. Thompson Landscaping— Discussion on questions to Josh.
 - d. Overall results of clean up, stain on fence, and shrub planting were discussed. Judy will request a watering schedule from Josh.
 - e. Josh said plants dying next to Patterson, he asked owner to leave his bush drip on since that is how those plants are watered. He also increased times.
 - B. ACCO**
 - a. Thanks to Marianne & Mollie for being on Architectural Committee. Marianne will give a short Committee Report at the Annual Meeting.
 - b. Expansion of role, Marianne agreed to help with determining when to plow and help with Yard/activity enforcement.
 - C. Poop Control?** Everyone seems to be helping. There are a few problem areas.
 - D. Discussed concern on Fence finish.** Bill was cut in half due to misunderstanding.
- 4. Treasurer’s Report**
 - A. Rod gave a brief summary of Financials for month of June (attached.)
 - B. Rod will give Treasure’s Report at Annual Meeting and answer questions.
 - C. Collections Processes for Heritage Property Management have been signed. Rod will follow up on a particular delinquent individual with Heritage.
 - D. Rod to ask Debi Caldwell to prepare a calendar year and a “BOD” year for the Annual Meeting.
- 5. NEW BUSINESS**
 - A. Annual Meeting –August 31, 2015 at 7 p.m. in the Fellowship Hall of the Grand Junction Church of Christ. Agenda to be mailed to all Owners will be prepared.
 - B. Report of Commercial Truck parked in Belhaven. Judy will call Code Enforcement. If necessary, request Heritage write a letter to Owner and state Articles violated.
 - C. Architectural Committee Report
 - a. Submittal for change to previous plan for 590 ½ Belhaven approved.

- b. Discussion on Pergolas and disadvantages with allowing. Board agreed to review requests if submitted to ACCO. ACCO to research particulars of types of structures, materials and requirements and report back to Board.
- c. Neighborhood Watch? Anyone interested in planning?

6. MEETING ADJOURNED at 10 a.m.

Respectfully Submitted,

Judy Duncan

Belhaven TOA – Treasurer's Report

June 30, 2015

BTOA's financial accounting and status appear to be accurate and in good condition as of June 30, 2015.

BTOA total assets are \$63,502; consisting of \$43,445 in cash and \$20,058 in bank CDs. The total asset value has increased \$3933 since YE 2014.

BTOA total liabilities are \$374; an increase of \$1262 since YE 2014.

BTOA total Owners Contribution and Retained Earnings are \$63,128; an increase of \$2671 since YE 2014.

BTOA YTD 2015 income is \$18,266 and expenses are \$15,595 for a net income of \$2671.

Dues Aging

All owner dues, except for three delinquent accounts, are reasonably current. Two of the three delinquent accounts have been turned over to our collection agency in accordance with our Collections Policy; the other is on a payment plan that is slowly reducing the delinquent balance.

Submitted by:

Rod Johnson, Acting Treasurer

Belhaven TOA Board Meeting Minutes

4/7/2015

A. Attendance:

Judy Duncan - President
Rod Johnson - Vice President
Amanda Potter - Secretary
Bob Harper - Homeowner
John & Marriane Tuft - Homeowners

B. Minutes:

Minutes from the previous board meeting were read, explained, and approved.

C. Old Business:

- 1. Display Board:** It was agreed that this item would be discussed at a future date.
- 2. Weeds:** Thompson Enterprises has mowed the weeds to the South of the sidewalk below cul-de-sac. The post mowing clean up was not tidy; it may need to be addressed in the future.
- 3. Thompson Enterprises Contract:** Contract incorrectly says 593 Belhaven at the top.
- 4. Website:** Follow up on postings. Board discussed options of posting minutes as well as policy and procedures. It may be necessary to sit with Heritage Property Management in order to find out what can be done as far as uploading and posting documents to the website.
- 5. North Parking Lot:** According to the CC&R's the North parking lot, between buildings 1 and 2, is only for use of the homeowners who live own lots Block 2; Lots 1-4 (593, 593.5, 595, and 595.5 Belhaven Way). This area is private property and maintenance of this parking area is the responsibility of the owners of those addresses.

D. New Business:

1. Landscaping:

- a. Proposed "Notice to Owners" - It should be received in the mail today; Judy received hers prior to the meeting today. At this time, notices will only be mailed to owners; it will be the owners responsibility to get information to renters.
- b. Proposed improvements - The board decided to remove dying/dead shrubs and to replant some new trees and/or shrubs. Part of the information sent out to homeowners it was the ability to opt out by April 30, 2015 if they do not want the Belhaven TOA to replant dying/dead plants on their property.
- c. Proposed irrigation pump and control system - Judy and Amanda voted to go ahead with hiring EC Electric to install the new irrigation pump and control system.

2. ACCO:

- a. Discussion - Purpose, role, powers, process, BOD oversight were discussed.
- b. Expansion of the Role - Possible additional duties for ACCO personnel were discussed.

E. Treasurer's Report:

- 1. Review Report:** Board members are concerned about a couple of owners who are behind in their dues. Amanda will talk to Heritage about the payment plan, that

Belhaven TOA Board Meeting Minutes

Heritage currently has set up with a homeowner and one that needs to be set up; board members need to approve payment plans.

2. Owner's Summary:

- a. Book keepers will run reports as requested, for review by BOD.
- b. Quick review of overdue assessment status - 2/10/15.

3. Collection Process:

- a. Board discussed HPM, Agencies, Judgements, Liens, and Foreclosure options.
- b. Katherine's Collection Agency Proposal was discussed.

4. Budget Process:

- a. Board members discussed the BOD role, involvement, approval, and timing; they decided to discuss in depth at a future time.

F. Next Meeting: Planning meeting for annual meeting TBD. Annual meeting is at Cherish of Christ on F Rd by Belhaven at 7:pm August 31, 2015.

G. ACCO: Plans submittal to Board Architectural Request for changes in landscaping in back yard at 590 ½ Belhaven Way were approved.

H. Meeting Adjourned at 7:00pm.

March 30, 2015

P1 of 2

TO: Belhaven Townhome Owners Association Members/Property Owners

FR: Belhaven TOA Board of Directors

RE: Important Information about your property in the Belhaven Subdivision

The purpose of this letter is to inform all Belhaven Townhome Owners Association (BTOA) Members/Property Owners of certain actions being taken by your Board of Directors (BOD) and communicate various concerns, issues and opportunities that affect our Belhaven Subdivision (BSD) neighborhood. Please provide your tenants with appropriate information, and tenant/owner responsibilities and potential liabilities associated with BTOA rules, regulations and BOD actions.

The BOD has approved the following property improvement projects to be completed this Spring/Summer:

Installation of a new irrigation pump and variable frequency drive (VFD) to reduce TOA electricity usage/cost, control the water pressure for more efficient irrigation operations, and reduce damage to piping/sprinkler heads due to current "high impact" pressure.

Common Areas – Replant missing/dead shrubs by Patterson Road entrance and along Patterson Road. Remove selected dead/dying and unsightly/loner shrubs and trees throughout the Subdivision. Top dress gravel/rock beds. Repair and stain border wood fences. Repair and paint pump house door & trim.

Private Lots – Replant dead/missing shrubs, top dress gravel/rock beds and install UV protection covers on above ground irrigation filters. **NOTE: If any property owner does not want this done on their lot at BTOA expense, notify Heritage Property Management (HPM) by no later than April 30, 2015. Failure to opt out/notify will constitute approval for the BTOA to make these improvements on your lot.**

The cost for these improvements will be taken out of BTOA cash reserves and will not require any change in annual dues assessments, or any special dues assessment. We have a very safe level of cash reserves for any unforeseen needs and/or future BSD improvement expenditures.

Over time some confusion has existed about Subdivision landscaping, irrigation and snow removal services contracted by the BTOA and associated responsibilities of property owners. Enclosed is a notification to property owners to help clarify these services and owner responsibilities.

We encourage every owner to be familiar with BTOA Bylaws and Declaration of Covenants, Conditions and Restrictions (DCCR or CC&Rs) and insure the CC&Rs are understood and adhered to by tenants. With respect to the CC&Rs, property owners are responsible and liable for the actions of their tenants, including any BTOA fines assessed by the BOD for CC&R violations. As a reminder;

- 1) Property owners shall carry insurance at their expense on their real property (the townhome), personal property and public liability in accordance with CC&Rs, Article VIII, Section 5.


- 2) All townhome exterior, interior and mechanical, electrical and plumbing systems maintenance, repairs and replacements are the responsibility of the property owner.
- 3) Any structural or decorative changes/additions on the exterior of a townhome, and any landscape changes/improvements on the premises requires submittal of written plans and pre-approval by the Architectural Control Committee (ACCO) in accordance with the CC&Rs. Submittals for such planned items are to be sent to HPM for their referral to the ACCO and BOD.

The prevalence of unleashed pets roaming the Subdivision and pet scat, commonly dog poop, left in yards and common areas is an increasing problem and detriment to resident's health and Subdivision appeal. To address this problem, your BOD is hereby clarifying the interpretation of CC&Rs, Article V (B & C) to require all pets be leashed when outside of a townhome, and to include pet scat left in Common Areas and over one day in private yards. We encourage residents to report such violations, including offenders if known, to HPM in writing (email best) for investigation and potential action by the BOD. Enclosed is an updated Fines Assessment Schedule for Violations of the Belhaven Subdivision CC&Rs.

All documents referenced above are available in the Belhaven section of HPM's website (www.hpmgi.com). Owners are encouraged to communicate information, concerns and questions to HPM in writing, preferably via email, for HPM's response or referral to the ACCO or BOD, as needed.

Lastly, we need more involvement by BTOA members/property owners to help keep our Subdivision safe, a desirable place to live, and to maintain property appeal and values. Please consider joining the BOD or one of our committees; or at least attending BOD meetings to share your input and learn what your BOD is planning and doing as your representative. BOD meeting dates and minutes are posted on the HPM website. Our Annual BOD meeting to elect officers for 2016 will be at 7:00pm on August 31, 2015 at location to be announced in the HPM website.

Respectfully, Your Board of Directors



Judy Duncan, President

Rod Johnson, Vice President

Amanda Potter, Secretary

TO: Belhaven Townhome Owners Association Members / Belhaven Subdivision Property Owners

FR: Belhaven Townhome Owners Association Board of Directors

RE: Belhaven Subdivision Landscaping, Irrigation and Snow Removal

The purpose of this notice is to define and clarify the duties managed and paid for by the Belhaven Townhome Owners Association (TOA) related to the subject topics for both common areas and private lots within the Belhaven Subdivision (BSD).

Lawn & Gravel/Stone Area Maintenance

TOA landscape contractor mows all lawn areas, excluding locked fenced back yards; edges all tree rings, shrub beds, gravel areas, sidewalks, driveways and fence lines, and cleans up trimmings starting at 7:00 am on Thursdays of each week during the growing season. All dog scat, debris and objects in yards must be removed by owner/tenant prior to mowing time. If not removed, contractor will not mow the affected area and place a red flag in the area as notice. Requests for contractor to return to mow these areas at a later time or date will be at owner's expense. Repeated "red flag" violations will be subject to owner fines in accordance with the TOA Fine Assessment Schedule for Violations posted on the website of Heritage Property Management (HPM), our TOA property management company.

TOA contractor blows all debris off gravel/stone areas, including shrub beds, and picks up debris weekly after mowing adjacent lawns.

Shrub/Tree Pruning

TOA contractor prunes all shrubs and trees (under 10') in the Spring and Fall.

Weed Spraying

TOA contractor sprays weeds in gravel/stone areas two times each year - Spring and Summer. HPM will post a notice when weeds will be sprayed on their website based on contractor's input. Emerging weeds not killed by spraying are pulled in each area by contractor every five weeks.

Fertilizing

TOA contractor fertilizes all lawn and shrub areas in the Spring, mid-Summer and Fall. Spring & Fall applications are liquid. Mid-summer application is granular, due to high summer time temperatures. HPM will post a notice when fertilizer will be applied on their website based on contractor's input.

Lawn Aeration

TOA contractor aerates all lawn areas annually during early Spring, excluding fenced in back yards.

Irrigation

TOA contractor starts up the total Subdivision Irrigation system in early Spring and shuts down/winterizes it in the Fall. Timing is based on Irrigation water availability.

Three times each year, contractor inspects and cleans the BSD common pump system, including pump house filters; and as needed, repairs Common Area distribution system, including replacing spray heads/bubblers.

Irrigation system repairs or replacements located on private lots are the responsibility of the property owner, excluding the Spring startup service described below.

In early Spring, contractor sets all timers; cleans filters; cleans, adjusts, repairs or replaces sprayer heads/bubblers for common areas and private lots. **NOTE:** Each private lot and Common Area timer (zone) is set to a specified watering time and date in coordination with all other timers to maintain balanced water flows from the BSD common pump. Owners/tenants are strongly encouraged to not change the watering times set by the contractor since doing so may cause 1) a system-wide water flow imbalance (low flow or excessive system pressure); 2) pump damage and/or 3) piping and/or spray head/bubbler damage in another zone or throughout the total system. Owners, please contact HPM if watering times on your lot must be changed. Property owners/tenants must keep their private lot irrigation filter clean to allow proper water flow to the sprayer heads/bubblers. Filters must only be cleaned between 10am – 6pm Sun – Sat when the system pumps are not running. Private lot filters are located either in an in-ground control box or above ground in each back yard near the sprinkler timer control panel.

Snow Removal

The City of Grand Junction is responsible for removal of snow on Belhaven Way and Cascade Avenue, the City streets within the Subdivision.

TOA contractor will plow or shovel snow from all sidewalks along the City streets into the street gutters and plow the BSD owned asphalt entrance drive to 593, 593 ½, 595 & 595 ½ Belhaven Way when contacted by an TOA Board of Directors authorized property owner who is a resident. Snow removal will be performed when accumulated snow level reaches 3 inches and the next day temperatures are not expected to melt the snow.

Property owners/tenants are responsible for snow removal from their private driveways and walkways.

General

Property owners (not tenants) are welcome to contact the TOA contractor for any landscape/irrigation/snow removal work on their property at property owner's expense. Service Rate is \$50.00/hour plus materials.

Note: All property modifications or improvements must be submitted to HPM for review and approval by the TOA Architectural Control Committee (ACCO) prior to such changes as defined in the BSD Declaration of Covenants, Conditions and Restrictions (CC&Rs), Article V & VI. The ACCO is appointed by the TOA Board of Directors. Such changes include 1) the external appearance or structure of each townhome unit, including outside hard surface areas and decorations; and 2) private lot landscaping, including lawns, non-grass beds or surface areas, trees, shrubs, fencing and ornaments.

Contacts

Heritage Property Management	970.243.3186	www.hpmgi.com
Katherine Gordon, Office Administrator		Katherine@hpmgi.com
Thompson's Landscape Maintenance		
Josh Thompson	970.739.0596	thompsonsenterprisesllc@yahoo.com

**FINE ASSESSMENT SCHEDULE FOR VIOLATIONS
OF THE BELHAVEN SUBDIVISION DCCR**

The Belhaven Subdivision, being governed by a Declaration of Covenants, Conditions and Restrictions has declared that all unit owners must follow the easement, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the Belhaven Subdivision properties. Any unit owner or the tenant of any unit, not following the Declaration of Covenants, Conditions and Restrictions of the Belhaven Subdivision shall subject the property owner to fine assessment.

The following fine assessments shall be in effect starting May 1, 2015 until further amended or revised by the Belhaven Townhome Owners Association Board of Directors. The fine assessment is based on Article V, Use Restrictions, as set forth in the DCCR, filed by the Sunshine II Construction and development, LLC in 2005. Any violation of the Article V – Use Restrictions may be subject to the following fine assessment, as deemed as a true violation by the Belhaven Townhome Owners Association.

- A. Permanent lawn ornaments & exterior house decorations that detract from the ambience of the Subdivision, landscaping, and fencing not approved by the ACCO as defined by the DCCR.
1st offense: \$25 2nd offense: \$50 3rd offense: \$100 4th offense: Legal Action
- B. Obnoxious, offensive or public nuisance or annoyance, including repair of automobiles other than routine maintenance and not picking up pet scat in a timely manner as defined by DCCR.
1st offense: \$50 2nd offense: \$100 3rd offense: \$200 4th offense: Legal Action
- C. Keeping of dangerous or wild animals, livestock, unreasonable numbers of household pets or not keeping pets under owner's control as defined by the DCCR.
1st offense: \$50 2nd offense: \$100 3rd offense: \$200 4th offense: Legal Action
- D. Discharge of firearms, fireworks, explosives, air rifles, BB guns or similar devices as defined by the DCCR.
1st offense: \$50 2nd offense: \$100 3rd offense: \$200 4th offense: Legal Action
- E. Posting advertising signs (excluding temporary Rental/For Sale signs), billboards, or unsightly objects on Premises as defined by the DCCR.
1st offense: \$25 2nd offense: \$50 3rd offense: \$100 4th offense: Legal Action
- F. Accumulation of junk, trash, and/or inoperable vehicles as defined by the DCCR.
1st offense: \$25 2nd offense: \$50 3rd offense: \$100 4th offense: Legal Action
- G. Failure to timely maintain or repair Premises and to pay taxes as defined by the DCCR.
1st offense: \$50 2nd offense: \$100 3rd offense: \$200 4th offense: Legal Action
- H. Storage or parking of recreational vehicles, boats, and trailers as defined by the DCCR.
1st offense: \$25 2nd offense: \$50 3rd offense: \$100 4th offense: Legal Action

Notice of Violations of the Belhaven DCCR may be sent in writing by any TOA member/property owner to Heritage Property Management for review and forwarding to the Belhaven TOA Board of Directors for investigation and potential implementation of this Fine Assessment Schedule.

Heritage Property Management

2650 North Avenue, Suite 116

Grand Junction, CO 81501

www.bpmgj.com

BELHAVEN HOA Board Meeting Minutes 1-16-2015

1. Attendance- Judy Duncan, President; Rod Johnson, Vice President; Amanda Potter, Secretary; and Marriane Tuft, Homeowner.

2. OLD Business:

3. List of concerns:

- Parking in front of mailboxes doesn't seem to be an issue currently.
- Heritage has taken care of billing issues.
- Weeds to the South of the sidewalk, who is responsible for spraying or cutting? We will have Heritage talk to the county if we determine it is their responsibility.
- Display case. A previous HOA Board decided not to put up a display case. Due to complaints of lack of communication, current HOA Board would like to revisit putting up display case.

4. Snow removal:

- Board discussed what "common area" property means and how we need to address plowing of those areas.
- Contract with Thompson Enterprises says that when called by a board member, Thompson Enterprises will shovel or plow all sidewalks bordering Belhaven Way & Cascade.
- Board would like to take a vote at next annual meeting on plowing additional areas which could be a cost to homeowners.
- Board discussed using four inches as the criteria for plowing.

5. No Parking sign put up.

- Nothing will be done about the oils stains on the gravel until spring. We will have Josh look at it and let us know what would be required to mitigate.

6. Follow up on list of broken lines from Thompson Landscaping.

- List has been forwarded to Heritage Property Management & they will send out letter.

7. NEW Business:

8. Water problems on top of units. Responsibility of Owner. Judy paid for "Crickets."

9. Change name back to Belhaven HOA from TOA. (No Covenants say TOA.)

10. Katherine's request for updating policy on Foreclosures. Board decided to go with six month option due to quarterly payments.

10. Website not accurate, April 8th letter should stand out, maybe different categories? Judy will work with Katherine to get it corrected.

11. Start getting bids and notify homeowners of tree planting. Judy will read through the contract with Josh to determine if he is responsible for non-watering maintenance for trees & shrubs. Rod will talk to nurseries to find out about the possibility of replacing trees & shrubs. Board may assist individual homeowners in replacing dead landscaping at a reasonable cost to the homeowner.

12. Rod will be the board representative to the ACC; Marriane Tuft would like to be a part of the ACC. ACC to discuss needed replacement of trees or shrubs and possible new plantings prior to the next board meeting.

13. Financials, All board members are reviewing? Amanda compares each report with previous report.

14. Next meeting? Next board meeting scheduled for April 7th at 5:30, in the conference room at EC Electric, 2535 West Pinyon. Need to discuss the fading addresses on the parking spaces at North end of subdivision.

Belhaven Board Meeting, October 25, 2014

1. Present—Judy Duncan, President; Amanda Potter—Vice President; One Renter, Prospective Owner, One Homeowner.
2. Acknowledged Nanette Sloan's resignation from the Board on October 2, 2014. Meeting started informally as people arrived & had questions.
3. Everyone aware of Website www.hpmgi.com
4. Notice to Occupants May 26, 2011—is on website. Judy handed out copies. **Correction: to this notice:** Thompsons Enterprises contract now includes spraying or removal of weeds in rocks.
5. **Correction to Brochure Posted October 17:** Water was shutoff **October 16** not 23rd. **Second correction:** Thompsons Enterprises blew out all lines including individual home owner's lines. They found leaks in some lines & will furnish a list to Heritage Pty. Mgt.
6. **SNOW REMOVAL:** Each occupant (renter or owner) responsible for their sidewalk and driveway. Prefer snow put on lawn to prevent build up in gutter and moisture on lawn is helpful. Board shall determine if Thompsons Enterprises should plow sidewalks if a large snow storm at additional cost. Board will accept nominations for persons helping in determination.
7. **Slow down & be cautious while driving through our subdivision.**
8. No response to Board's request for new Board Member.
9. **Following is list of concerns from those attending meeting:**
 - 1) Truck parked in front of mail boxes on south end for 2 or 3 days. Also a truck with boat that has metal sticking out that could scratch a car if someone did not see it in the dark.
 - 2) Owner extremely upset: She said she had not received any bills or postings since 2006, except a mailed lien notice earlier and the posted brochure on 10/17/14. She should have received bills for dues.
 - 3) Concern about weeds on south side of sidewalk needing removed, City of Grand Junction said it was not their land. Need to follow up & see who should cut.
 - 4) Owner said notice should have been given 15 days in advance of meeting. It was posted on website see "Minutes" for August 28, 2014. Board Meeting was to be October 25, 2014 9:a.m. at 590 1/2 Belhaven Way. Difficulty finding new meeting place, delayed posting of brochure.

Respectfully submitted,


Judy Duncan, President

P.S. After meeting, Rod Johnson volunteered to be on the Board. He will be Vice President and Amanda Potter will be Secretary/Treasurer