

Belhaven Townhome Association
Annual Meeting
August 27, 2013
Minutes

The meeting was called to order at 7:00 p.m. at the Grand Junction Church of Christ.

The current Board of Directors were introduced, with Kate VonFeldt introduced in absentia. Representatives of Heritage Property Management were introduced.

A motion was made to approved the minutes as presented. The motion was seconded and carried unanimously.

The proposed 2014 budget was presented and discussion ensued. One of the concerns regarding the budget stemmed from Josh Thompson presenting ^{two} potential contracts for approval from the membership. 1.) The cost of \$26,464 was presented to include startups and run January 1 through December 31. 2.) The current contract could be retained at the \$22,984 which does not include start-ups.

Much discussion ensued. It was noted that the sprinkler heads broken by renters are not included in the townhome association responsibilities and are not included in the contract. Shrub trimming is included as a one-time service.

Joyce (2883 1/2 Cascade) expressed concern that Josh's employees were ^{weeding} ~~wreck~~ wacking her trees and causing them to go into distress. This has been discussed with Josh.

The contract for \$26,464 was approved and the Budget will be so noted.

It was requested that a brief outline of what is included in the contract be placed in the next newsletter to clarify to the homeowners what Thompson's responsibilities are.

It was requested that \$2,000 be added to the budget to allow for the construction of a bulletin board during the next year.

A motion was made to approve the budget as amended. It was seconded and the motion carried.

Old Business

A motion was made by Judy Duncan to hold the Annual Meeting the Monday before Labor Day at 7:00 p.m. The motion was seconded and approved. This clarifies any confusion as a result of the wording in the governing documents of the TOA.

A homeowner thanked Heritage for getting the fence fixed at the end of Cascade. It was noted that the fences need to be properly maintained to prevent further damage.

New Business

A question was raised regarding the placement of solar panels. It was agreed that the solar panels would be allowed as long as they did not alter the sight line and must be attached to the roof by a licensed contractor.

Nomination and Election of Board Members

The floor was opened for volunteers and nominations for Board Members. Doug Sorter stated that he was willing to continue on the Board. Nannette Sloan volunteered to serve on the Board. Judy Duncan volunteered provided there were no other volunteers. However, Rod Johnson said he would be willing to serve, thus alleviating the necessity of having Judy serve.

The ACCO will consist of ~~Uri Von Feldt~~, Helen Gray-Buskirk and Mollie Dalton. *+ Nannette*

Other concerns raised included stress which occurred to the plants as a result of the hard freeze. The City cleaned out the brush near the common area. There were concerns as to the replacement of plants that are dying.