

Belhaven Townhomes Owner Association
Annual Meeting
August 25, 2014

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

Introduction of current Board of Directors:

Nannette Sloan – President - Present

Doug Sorter – Vice President -Absent

Rod Johnson – Secretary/Treasurer – Absent

Introduction of Heritage Property Management: Debi and David Caldwell (Owners) and Carol McManus (Office Manager).

Approve minutes of August 2013 Annual Meeting:

It was stated that everyone should have received a copy of the minutes in their packet. It was also stated that they are available on the website. A motion was made to approve the minutes as presented. The motion was seconded and carried unanimously.

Presentation of proposed 2015 Budget

Discussion ensued regarding proposed 2015 budget. An increase was discussed and it was asked to change the price of yard maintenance to reflect the landscaping contract. Discussion ensued regarding the sludge pumping at the pump.

Motion to approve the 2015 budget was made and seconded, motion carried unanimously.

Old business

Notification boards were discussed to possibly place in a couple locations. After further discussion it was decided to not invest in notification boards. Residents will go door to door and place notifications on homeowners doors; it was decided to tape on doors.

Rod was getting prices from area garden center for plants that have died along Patterson and plants that need replaced within the subdivision.

Motion to proceed with plan to replace plants on Patterson. Motion was seconded the motion carries unanimously.

Concerns regarding plant removal were discussed how they were going to be replaced.

Discussion regarding Thompsons Landscape contract and what it all entailed regarding winterizing lines and replacing sprinkler heads.

It was asked that the contractor be asked that his crew not begin mowing until after 7 am.

New Business

Discussion ensued regarding the contract for Thompsons Landscape renew contract with no cost increase for either one or three years. Negotiation now in the renewal process, to make the above mentioned changes. It was decided to let the new Board ask for changes and sign the contract with Thompson Landscape.

Nomination and election of Board members

Nannette Sloan volunteered to remain on the Board. Amanda Potter, Judy Duncan volunteered to become new members on the Board.

Motion was made to place the three above mentioned as Board members for the Belhaven Homeowners Association. The motion was seconded and the motion carried unanimously. They will decide at first meeting who holds which seat and report back to the HOA and Heritage Property Management.

Adjournment

A motion was made and seconded to adjourn the meeting. Motion carried unanimously . The meeting adjourned at 8:17 pm.

Next meeting to be determined by new board members and reported back to Heritage Property Management.