

Belhaven TOA 2009 Annual Meeting Minutes

Held at the Church of Christ – Just East of Belhaven off of Patterson Road

August 21st, 2009 at 6:30 PM

15 total Homeowners plus current TOA Board Members in attendance.

Helen Gray-Buskirk called meeting to order with an introduction of current board members.

TOA Treasurer, Katie VonFeldt explained our financials and current budget plan.

No dues increase for coming year will be required; our TOA dues to remain \$55/month payable on the 1st of every quarter at \$165.00.

Homeowner question regarding expenses: "Any major repairs required over the last year?"

Yes, Pumps burned out and had to be replaced. Repairs were completed with minimal interruption of service.

Group Discussion over landscaping issues included:

Excess water pressure at 593 ½ and in other units

Swamp outside 586 unit and scheduled repairs based on adequate quotes

589 home showing signs of retaining wall failure

Weeds in common area at 595 as well as in other individual properties

And missing bushes over-looked during replacement at 2884

New ACCO Board member election:

Volunteers included:

Ken Johnston

Garry Rodriguez

Karen Rodriguez

All volunteers elected for the coming season by unanimous vote.

Katie, Helen, and Mollie explained Board Members duties and handed out pages for our DCCR to explain each position and the importance of volunteers. Also explained what transpires if we are required to hire an outside property management firm if nobody volunteers for the board.

Volunteers included:

Keith Haynes for President

Pamela Powers for Vice President

Amber Haynes for Secretary/Treasurer

Mollie Dalton for Alternate

All volunteers elected for coming season by unanimous vote.

Katie discussed the need to file property liens on owners more than 6 months delinquent on TOA dues. Liens to be filed via new board with help of Katie and Helen.

(Minutes continued)

Helen reviewed fine assessment on DCCR and Bylaw violations.

Karen Rodriguez discussed the need for pet-waste stations in south common area. To be reviewed by new board for approval.

Keith Haynes discussed the need to paint designated parking spaces in the North parking lot owned exclusively by building #2. Keith obtained a very economical bid and with the approval of all building 2 owners has graciously offered to designate 4 "Guest Parking" places for use of all the Belhaven subdivision. Guest parking is for short term "guest" parking only and not to be used as a storage space. Keith to have the spaces painted in very near future.

Mollie discussed the procedures to pickup TOA dues checks and deposit into account in a timely manner.

Floor was opened up for comments and concerns
No further concerns mentioned

Meeting was adjourned.

BELHAVEN TOWNHOME OWNERS ASSOCIATION, INC.

P.O. Box 40615, Grand Junction, CO 81504

IMPORTANT NOTICE:

**At our August 21st, annual association meeting we elected the new TOA Board Officers.
Your new board members are as follows (Minutes from the annual meeting are attached.)**

Keith Haynes, President
(970) 640-5425
belhaventoa@yahoo.com

Pam Powers, Vice President
(970) 241-9030
belhaventoa@yahoo.com

Amber Haynes, Secretary/Treasurer
(970) 596-1382
belhaventoa@yahoo.com

Mollie Dalton, Alternate
(970) 263-8938
belhaventoa@yahoo.com

The Architectural Control Board Members for the coming season are:

Karen and Garfy Rodriguez
(970) 640-2059
krodriguez311@aol.com

Ken Johnston
(Contact information to follow)

Please refer to the AACO board for any landscaping or fencing changes. Thank you!

It was our pleasure serving you over the last year and we wish you all the best.

Sincerely,
Helen Gray-Buskirk, Katie VonFeldt, and Mollie Dalton

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Reminders

Neighborhood Watch Program Kick Off:

Our National Night-Out against Crime Barbeque is scheduled for Tuesday, August 4th, at 6:00 PM, in the Church of Christ picnic area. Please remember to RSVP to Mollie or Linda by July 31st, including the number of children attending. Our local Police and/or Fire Department will be stopping by with an added surprise for the children in attendance. This is to kick off our Neighborhood Watch Program. Special thanks to Linda Inglis and Mollie Dalton for all the time and effort put into coordinating this event and getting us signed up for the program. All the food and paper products will be provided. Attendees are asked to bring a non-alcoholic beverage. The Church of Christ has generously volunteered to do all the cooking for this event, so a special thanks to them as well!!!

Mollie Dalton: (970) 263-8938 / Linda Inglis: (970) 241-0060

Landscaping, Weed Control, and Irrigation:

Many of you have inquired about the replacement of the dead or missing bushes around the front of our units. The bushes have been ordered and Peaceful Valley will be installing them soon. Getting the bushes in from the green-house has taken a little longer than we anticipated, but we promise, they are on the way!

Weed control on your property is up to you. Last year we were able to fund the removal of weeds in the entire subdivision but we simply could not afford to do that this year without raising the TOA dues. Please make an effort to keep the weeds on your property pulled so it does not become an issue for the neighbors around you. As a reminder, you may be fined for neglecting this homeowner duty.

The sprinkler heads in your front and back lawns are also your responsibility. Keeping them free of debris and maintained is vital to our irrigation system running optimally. Please do not forget to clean your irrigation filter on a regular basis also. The line that runs to the bushes in your rock area may need to be adjusted to ensure our new plantings are able to survive. Please make an effort to check this irrigation system as well.

(Reminders Cont.)

Dues, Declaration Covenants, Conditions and Restrictions, ACCO, and Bylaws:

In these trying economic times, we all understand that paying for certain expenses can be difficult. Our TOA dues of \$165.00 are to be paid on the 1st of every quarter... (Jan. 1 – April 1 – July 1 – Oct. 1). If you are unable to pay your dues, or need to request a payment plan, please communicate these needs to your TOA board members. We pay our communal bills with this money, so it is extremely important that these quarterly dues are paid in a timely fashion.

If you need a copy of our Declaration Covenants Conditions and Restriction, and/or Bylaws, or of our Fine Assessment Schedule, please contact your board members as they will provide one free copy per owner.

If you are planning on installing a fence, planting any vegetation, or making any architectural changes, these changes must be approved through the ACCO board members. Currently, our ACCO board members are Karen and Garry Rodriguez. They may be contacted at (970) 640-2059.

Parking:

Unfortunately, the animosity between neighbors over parking availability (or lack thereof) has increased over the last few months. Please be considerate to your neighbors and park only in front of your own residence. If you have more than two vehicles, or a guest parking in front of the units, please have those vehicles park in the extra parking areas located at the ends of the blocks. If you have a rental unit, please address this issue with your renters. Thank you!

See you at the Annual Meeting on August 21st, at 6:30. We are all looking forward to seeing you there!

Your Belhaven TOA

BELHAVEN TOWNHOME OWNERS ASSOCIATION, INC.

P.O. Box 40615, Grand Junction, CO 81504

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

The Belhaven Townhome Subdivision, being governed by a Declaration of Covenants, Conditions and Restriction 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 assessment shall be in effect starting January 1st, 2009 until further amended or revised by the Belhaven Townhome Owners Association. 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. Lawn ornaments, landscaping, and fencing not approved by the ACCO as defined by the DCCR

1 st offense: \$10.00	2 nd offense: \$20.00	3 rd offense: \$30.00	4 th offense: Legal Action
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B. Obnoxious, offensive or public nuisance or annoyance, including repair of automobiles other than routine maintenance as defined by the DCCR

1 st offense: \$20.00	2 nd offense: \$30.00	3 rd offense: \$40.00	4 th offense: Legal Action
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C. Dangerous or wild animal, or livestock, including unreasonable numbers of household pets kept on the property as defined by the DCCR

1 st offense: \$15.00	2 nd offense: \$30.00	3 rd offense: \$45.00	4 th offense: Legal Action
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D. Firearms, fireworks, explosives, air rifles, BB guns or similar devices as defined by the DCCR

1 st offense: \$30.00	2 nd offense: \$60.00	3 rd offense: \$90.00	4 th offense: Legal Action
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E. Advertising signs, billboards, or unsightly objects erected as defined by the DCCR

1 st offense: \$10.00	2 nd offense: \$20.00	3 rd offense: \$30.00	4 th offense: Legal Action
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F. Junk, trash, and/or inoperable vehicles, accumulated as defined by the DCCR

1 st offense: \$10.00	2 nd offense: \$20.00	3 rd offense: \$30.00	4 th offense: Legal Action
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G. Maintenance of site, repair, and to include taxes as defined by the DCCR

1 st offense: \$20.00	2 nd offense: \$30.00	3 rd offense: \$40.00	4 th offense: Legal Action
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H. Storage or parking of recreational vehicles, boats, and trailers as defined by the DCCR

1 st offense: \$20.00	2 nd offense: \$30.00	3 rd offense: \$40.00	4 th offense: Legal Action
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Violation of Belhaven DCCR may be sent, by written notice, to the Belhaven TOA board for investigation at the above address, or by phone or email as designated by the current board members.