

**Heritage Property & HOA Management, LLC**  
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## **Belhaven Subdivision Owner Association**

### **Minutes of the 2010 Annual Meeting**

August 27, 2010 \* 6:30 pm \* Church of Christ \* 2893 F Road

President Judy Duncan opened the meeting at 6:35 pm. 20 of the 57 homes at Belhaven were represented (11 in person and 9 by Proxy) so a quorum was not established. (The Bylaws require 5/7 of the membership (38 homes) to be present and it was decided the Bylaws should be reviewed to a more realistic quorum). As there were no issues up for voting, the meeting proceeded.

Judy corrected her telephone number as it was incorrect in the Agenda. Her number is 640-9934.

Molly Dalton was introduced as an At-Large Member. Pam Powers and Helen Gray-Buskirk were not in attendance. Helen has resigned. There were no volunteers or nominees to replace her. Garry and Karen Rodriguez and Ken Johnson have volunteered to head up the ACCO committee for the next year. Mollie will continue with her duties and heading up the Neighborhood Watch.

The Minutes from the 2009 Annual Meeting were not available.

Josh Thompson of Thompson's Landscape Maintenance was on hand to field questions and observations from the membership. Josh asked that pet owners make a special effort to remove pet waste on Wednesdays as they mow on Thursdays weather permitting. He will continue to clean individual irrigation filters and will winterize ALL irrigation lines this fall. 2885 Cascade was discussed with a continuing standing water complaint. Josh recommended filling with sand & lay sod over the top so the water has someplace to soak in to and then feed overflow to the street. The upkeep of the ditch behind the subdivision was discussed, and it will be researched whether that is Peppertree or Belhaven or both. Tamarisks and trees are taking it over. Several individuals had questions.

The proposed budget for 2010 was presented. The Board and several of the membership would prefer to see the budget presented for 2011 as the annual meeting falls late in the year. Heritage will prepare a proposed 2011 budget with Thompson's new contract amount and mail to the membership with the 4<sup>th</sup> quarter dues statements. The Association is very sound financially and will prepare a capital reserve schedule for the eventual repair & maintenance for the buildings.

The open forum discussion ensued. An abandoned jeep, patio covers, parking and ACCO restrictions were discussed. Members were encouraged and reminded to submit requests to Heritage for ACCO review.

There being no further business, the meeting was adjourned.  
Respectfully submitted in the absence of the Secretary/Treasurer,

Tracey Heritage, Agent