

Belden Woods Homeowners Association

Annual Meeting April 30, 2011

Minutes- submitted by Pennye Epperly

The Annual Meeting of the Belden Woods Homeowners Association was held at the Windy Gap Picnic Shelter on Saturday, April 30, 2011. The meeting was called to order by President Jim Aliff.

Home/property owners present were: Jim Aliff, Gene and Charis Parr, Philip and Linda Coulter, Bob and Gay Olsen, Brian Taylor, Jeff and Pat Povtak, Fred and Donna Hall, Jeff and Pennye Epperly, Mike and Nan Gagliostro, Jo and JoAnn Lafaro, Rick Lawson, David Vogelsong, Roger and Judith Budner. Proxies were submitted by a sufficient number of members to constitute a quorum.

Introductions were conducted by all present.

The meeting proceeded with a request by Jim Aliff to approve the minutes of the last annual meeting held May 1, 2010. It was assumed that everyone had a copy of the minutes or had seen the minutes. The minutes were approved.

Treasurer's Report: The treasurer's report was reviewed by Jim Aliff in the absence of Jim Petrine. All members present were distributed copies for review. Jim Aliff reported that he did renew the agreement with the Windy Gap HOA which allows Belden Woods HOA the use of the Windy Gap recreation area. The agreement was renewed for 5 years. The treasury report showed that our 2010 expenses were under budget by \$1,359.00 most of which was due to less expense for maintenance of common areas. A new 2011 budget was proposed much in line with last year's budget and was approved by members.

The Grounds Maintenance report was given by Fred Hall. \$6,648.80 of our \$8000 budget was spent in 2010 on grounds maintenance. Cleanup was done around the Belden Woods entrance and a new rhododendron was planted to replace another dying plant. Mowing at a cost of \$435 per cut was performed less than expected due to some drier weather over last summer. The current company will continue to provide services in 2011.

Bob Olsen reported on the activities of the Architectural Review Committee. The committee has met several times to discuss how to help homeowners better understand when and how to request review of improvements or construction on their property. The committee did develop an application or review request form which was included in our meeting notice. Bob reported on two recent requests for improvements which the committee had reviewed and approved. He also noted that he had been approached by another homeowner who will be submitting a request for review by the committee.

Pennye Epperly shared some questions and concerns sent to her by Gayle Sutherland, President of Windy Gap HOA.

1) Community Yard Sale – Gayle wanted to know if Belden Woods wanted to again participate in a joint community wide yard sale? If so who would be our point person, and would Belden Woods contribute 50% to the cost of the newspaper ad. General consensus was that we would participate and since we had not previously

contributed to the cost of the ad, we would cover that cost this year. Pennye had confirmed with Tommy Snead that he would again be on point to assist with the coordination of the community yard sale.

2) Some Windy Gap homeowners are interested in arranging a recycling service that could be used by all in both neighborhoods. They are going to investigate the use of a small company who provides the service. Gayle did indicate that if they set up a community depository for recyclables that it would be located in their RV lot. Belden Woods homeowners present at the meeting had some interest, but some concerns about keeping the area clean of debris, access to the location of the recycle bins, and the cost of the service. Many Belden Woods homeowners already recycle by taking items to Cycle Systems. Pennye will get back with Gayle to get additional information and provide a response with our concerns.

3) Speeding Vehicles – some Windy Gap homeowners complained about residents speeding down Windridge Parkway. The discussion included requesting law enforcement from either Roanoke or Franklin County to set up radar or have an unmanned digital display radar box set up to allow drivers to see how fast they are going. Many thought that construction vehicles or other visitors may be the offenders and agreed to remind anyone coming to provide services at their house to be obey the speed limit. Belden Woods homeowners have the same concern and all will make an effort to watch their speed. Pat Povtak noted that the Roanoke County garbage truck is a frequent offender and will continue to call the county when she observes them going too fast.

New Business: Bob Olsen brought up the possible creation of a neighborhood website. John Hurt who serves on the Architectural Review Committee suggested we consider this and also volunteered to pursue actually setting up a site. Bob suggested that we could use the site as a way to share information about the neighborhood and things going on in the community. Events in the community that one neighbor is attending may be something that others want to attend as well, and communication through the website may allow opportunity to bring neighbors together who have common interests. Neighborhood covenants and restrictions could be posted there along with the process for requesting review of improvements by the Architectural Review Committee. Members present had some concerns about security of a website and the information that would be available there, so we may want to make the entire site a secure site or just part of the site. Generally most thought it a good idea, but would have to evaluate it once developed. Bob noted that we would need an ongoing site administrator, and we're not sure who may have time to do that. Brian Taylor offered to assist John Hurt with site development. Pennye Epperly will give feedback to John Hurt and ask him to proceed.

There was also discussion about having an additional HOA sponsored social gathering sometime in the year in addition to our annual meeting. Everyone thought this was a good idea.

Bob Olsen also shared with those present that Jim and Debbie Petrine do plan to move out of the neighborhood in the next 1-2 years and we need to think about a replacement for Jim as treasurer of the HOA. He suggested having someone work along with Jim as co-treasurer for a period prior to his leaving to ensure a smooth transition.

There was also discussion about having a specific day set each Spring to have our annual HOA meeting so the date would be pre-determined. A suggestion was made for the last Saturday of April and most agreed that would work.

Nomination of New Officers: Jim Aliff announced that Jim Petrine agreed to continue to serve as Treasurer. All were in favor of Jim Petrine continuing in this role. Jim Aliff reported that Samantha Poe would be stepping down as Secretary and asked for nominations for a new Secretary. Pennye Epperly nominated Pat Povtak and she accepted the nomination. A motion was made to have Pat serve as Secretary, it was seconded and all approved. Jim Aliff said he would be stepping down as President and asked for nominations. Pennye Epperly nominated Bob Olsen to serve as President and Bob accepted if Pennye would agree to continue as Vice President. Pennye agreed to serve again as Vice President. A motion was made to have Bob Olsen serve as President and Pennye Epperly serve as Vice President and it was seconded and all approved.

New Officers are:

President – Bob Olsen

Vice President – Pennye Epperly

Treasurer – Jim Petrine

Secretary – Pat Povtak

The current members of the Architectural Review Committee will continue to serve.

Bob Olsen -Chairman

Jim Petrine

Pennye Epperly

John Hurt

Philip Coulter

The current members of the Grounds/Maintenance Committee will continue to serve.

Fred Hall

Jim Aliff

Jeff Povtak

Brian Taylor

Upon motion and unanimous consent the meeting was adjourned.