

Belden Woods Homeowners Association

Minutes of the Annual Meeting held April 28, 2012

The annual meeting of the Belden Woods Homeowners Association (HOA) was held at the neighborhood picnic shelter on Saturday, April 28, 2012.

Home/property owners present were: Jim Aliff, Jeff and Penny Epperly, Mike and Nan Gagliostro, Fred and Donna Hall, Jim Hutchings, Joe and JoAnne LoFaro, Charis Parr, Bob and Gay Olsen, Jim Petrine, Jeff and Pat Povtak, Anne Shelton, David Volgelsong. Proxies were submitted by a sufficient number of home/property owners to constitute a quorum.

The meeting was called to order by HOA President Bob Olsen the introductions were conducted by all present. Minutes from the meeting held on April 30th, 2011 were approved as written.

Treasurer's Report: Jim Petrine presented the Treasurer's Report and the proposed budget for calendar Year 2012. Based on 2012 forecasts, the budget reserve will be down to \$1,571 by the end of the year. An increase in the association dues from \$240 per year to \$300 per year beginning in 2013 was approved. The increase will provide a means to build the budget reserve. Once the budget reserve reaches \$5,000, the annual dues can then be reduced to \$240 again. The Treasurer's Report was accepted.

Architectural Committee Report: Bob Olsen presented the committee report and indicated that there are currently 5 vacant lots. The only ongoing construction is the completion of construction on the Hall's and Budner's properties. No plans have been submitted for any other new construction.

Grounds and Maintenance Committee Report: Fred Hall presented the committee report and indicated that repairs to the wall and shrubbery at the Belden Woods entrance were performed in 2011. All of the lights at the Belden Woods entrance were also replaced. The mowing fees increased from \$435 to \$450 per cut in early 2011 and are expected to stay the same in 2012.

New Business

Tennis Courts: During a joint meeting of the Windy Gap Mountain Village and Belden Woods HOA Boards, it was discussed that the tennis courts are refurbished every five years at a cost of \$7,500. Windy Gap Mountain Village is looking for input from Belden Woods regarding the interest in keeping the tennis courts. It was noted that a portion of the Belden Woods HOA dues is applied to the upkeep of the tennis courts and picnic area. After discussion, it was agreed that Belden Woods' residents are not opposed to using a portion of the yearly HOA dues to maintain the tennis courts under the current agreement. There was a suggestion that it would be easier to use the courts if they were not locked or at least did not require a key for entry. It was suggested that a coded lock (rather than keyed lock) could be used. It was also suggested that one of the courts could be converted to a basketball court, which would take less upkeep and would likely be used more. Bob Olsen will relay this information to the Windy Gap Mountain HOA Board.

Trails Committee: The Windy Gap Mountain Village HOA is forming a trails committee. Jeff and Pat Povtak indicated interest in joining this committee.

Firewise Community: There was discussion about Belden Woods participating in the Firewise Community program. Windy Gap Mountain Village is currently participating. During discussion it was noted that there is an application process and certain requirements to be met. It was also noted that

residents in Roanoke County already have debris pickup included as part of their trash service. There was also a question regarding the possibility of interested Belden Woods' residents joining the Firewise Community activities already ongoing in Windy Gap Mountain Village. Bob Olsen will contact Gayle Sutherland to see if this is a possibility and to collect more information about the program and the program contact.

Pavement Markers: Bob Olsen updated that he checked with VDOT regarding installing reflectors in the pavement to assist driving in the fog. VDOT indicated that installation of reflectors will not be possible due to the type of surface on roads in the neighborhoods. Windy Gap Mountain Village has tried gluing reflectors to the road in the past but they did not stay in place. "Regular" paint will not show up on the road and VDOT will not put reflective paint on the neighborhood roads. So, at this time, other than placing reflectors on mailbox posts, there is nothing to be done to assist with driving in the fog.

Officer and Committee Nominations/Elections: Nominations were made and elections were held for the Belden Woods HOA Board members. The following will serve as officers for 2012 HOA Board:

President – Bob Olsen

Vice President – Pennye Epperly

Treasurer – Jim Petrine with Brian Taylor assisting in order to assume responsibility in 2013

Secretary – To be determined (Pennye Epperly will contact Linda Coulter to determine if she will serve as secretary)

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.