

BELDEN WOODS HOMEOWNERS ASSOCIATION

Minutes of the Annual Meeting held April 27, 2013

The Home Owner's Association of Belden Woods met on Saturday, April 27th 2013 for their annual meeting at the home of President, Bob Olsen.

There were sufficient home/property owners present and proxies submitted to constitute a quorum.

The meeting was called to order by HOA President, Bob Olsen. A motion was made to suspend the reading of the minutes of the last meeting. The motion was accepted.

A concern was expressed that not everyone was aware of the meeting. Based on the concerns raised at the meeting, all future meeting notices and proxy authorizations will be mailed to all home/property owners well in advance of the next annual meeting.

Treasurer's Report: Jim Petrine presented the treasurer's report and the proposed budget for calendar year 2013. The report was reviewed. All dues have been paid to date. The proposal was made and approved to keep the budget and the annual dues of \$300 the same for this year.

PLEASE NOTE: The new mailing address for the Belden Woods Homeowners Association is in care of Brian Taylor, Treasurer, 1240 Windridge Parkway, Hardy, VA 24101-3385.

Grounds and Maintenance Committee Report: Fred Hall reviewed the maintenance expenses. There were 10 mowings last year. It was noted the mowing was expensive but the biggest expense was the leaf collection. There is presently a surplus in the maintenance budget. Fred Hall asked if anyone had any suggestions on cutting down on the overall expense. A suggestion was made to not cut the bank areas. The maintenance report was approved.

Architectural Committee Report: No report.

New Business:

Firewise Community: Bob Olsen said that he had approached the people doing the chipping of the wood for the Fire Wise Program in Windy Gap Mountain Village. They are willing to chip wood in Belden Woods if there is enough interest. The fee is \$143 an hour. They will take wood up to ten inches in diameter. Individual families will pay according to how many hours of work are needed. If anyone is interested please call Bob Olsen.

Pennye Epperly volunteered to look further into the Fire Wise Program to see if this is something the home owners in Belden Woods would be interested in participating in.

Tennis Courts: The tennis courts in the picnic area are going to be refurbished. The question was again asked if there was any interest in helping to pay for a basketball court. Those present at the meeting felt they were not willing to pay for a basketball court.

A suggestion was also made to encourage dog owners of Windy Gap and Belden Woods to bag their dog's poop!

Common Interest Community Issues: There still seems to be some question as to whether or not Belden Woods is considered a common interest community. If Belden Woods is considered a common interest community, then we are subject to certain rules and regulations. Bob Olsen expressed concern that he wasn't hearing back from the attorney. An invoice has been received for attorney's fees. A motion was made to pay the present attorney and continue to use his services to file the yearly paper work to keep the Home Owner's Association active. The suggestion was made to find another attorney who specializes in common interest areas.

Officer and Committee Nominations/Elections. A motion was made and seconded to continue with the present board and committee members. Brian Taylor is replacing Jim Petrine as Treasurer. We are grateful to Jim for all his years of service! The following were elected by those present to serve as officers for 2013:

President – Bob Olsen
Vice-President – Pennye Epperly
Treasurer – Brian Taylor
Secretary – Linda Coulter and Nan Gagliostro

The current members of the **Architectural Review Committee** will continue to serve. These are:

Bob Olsen – Chairman	John Hurt	Jim Petrine
Pennye Epperly	Philip Coulter	

The current members of the **Grounds/Maintenance Committee** will continue to serve. These are:

Fred Hall	Jeff Povtak
Jim Aliff	Brian Taylor

Upon motion and unanimous consent, the meeting was adjourned and everyone enjoyed a potluck cookout with neighbors and friends.

Respectfully submitted,

Linda Coulter – Co-Secretary

Nan Gagliostro – Co-Secretary