

**BELDEN WOODS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

JULY 22, 2013

The Belden Woods Homeowners Association Board of Directors held a meeting on July 22, 2013 at 6:00 p.m. at the home of President Bob Olsen.

The purpose of the meeting was to discuss:

- Finalizing the minutes of the Annual Meeting
- Compliance with the Common Interest Community Requirements
- General Discussion

The following Board members were present: President Bob Olsen; Penny Epperly (Vice-President); Brian Taylor (Treasurer); and Linda Coulter and Nan Gaglisotro (Co-Secretaries).

The minutes of the Annual Meeting on April 27, 2013 were reviewed and Linda Coulter will finalize and mail to the home/property owners.

Discussions:

1. **Firewise Community:** Bob Olsen stated that no one has expressed an interest in participating in having their downed tree limbs, brush, etc. be chipped by the same company as did the Windy Gap Mountain Village work.
2. Bob Olsen shared that Windy Gap Mountain Village had informed him that they plan to refurbish the tennis courts and add a basketball net and shuffle board area in August.
3. **Common Interest Community Issues:** Belden Woods is considered a Common Interest Community and we are so registered with the CIC in Richmond. As required by State Regulations we have developed written complaint procedures and a complaint form. Procedures and Complaint form are attached to these minutes and will be mailed to each home/property owner as adopted by the Belden Woods Board of Directors in order that our Association meet these compliance requirements.
4. The Board of Directors discussed the need to amend the Covenants to clarify the existing language consistent with the intent of the covenants. This be will an agenda item for the next Annual HOA meeting. Any change to the covenant language will require a two thirds vote for approval by the property owners.
5. Concerns have been raised by several homeowners to the Board about various potential violations of covenant requirements throughout the community. The Board will distribute a summary of covenant requirements to property owners with a request that each property review them and take appropriate action if applicable.

Meeting was adjourned by President Bob Olsen.

Linda Coulter, Co-Secretary
Nan Gagliostro, Co-Secretary