

BELDEN WOODS HOMEOWNERS ASSOCIATION

Minutes of the Annual Meeting held April 26, 2014

The annual meeting of the of the Belden Woods Homeowner's Association was held on April 26th at the home of Gay and Bob Olsen. The meeting was called to order by President Bob Olsen.

There were 14 Home/property owners present. Proxies were submitted by a sufficient number to constitute a quorum.

The meeting proceeded with a motion to suspend the reading of the minutes of the last meeting held on April 27, 2013.

Architectural Review Committee: Two members of the committee have recently moved leaving the committee at two. We had one volunteer but still need more volunteers! The committee consists of Bob Olson, Penny Epperly and Scott Handspiker.

Grounds/Maintenance Committee: Fred Hall gave an update. There were 11 mowing cuts this past year. The cost of grounds maintenance was \$7,517 dollars with \$483 dollars remaining. This expense fluctuates depending on the weather.

Treasurer's Report: Brian Taylor presented the treasurer's report and a budget was proposed budget for 2014. The proposal was made to accept the budget and keep the dues the annual dues of \$300 the same for the year.

Old Business:

Penny Epperly gave a report on the Firewise community and what would be involved if Belden Woods had enough interest.

Information about an a map of the hiking trails is now on the website.

New Business:

A concern was expressed the phone directory for Windy Gap/Belden Woods needs to be updated.

Bob Olson has been in contact with the VDOT engineer about road conditions. VDOT is dealing with budget constraints and it doesn't appear we would be a priority need. The suggestion was made to contact them again but to first talk to Windy Gap Homeowners Association to see if they would join in approach to VDOT.

A concern was expressed over the need to update the covenants to make them clearer. The concern was also expressed that we are practicing things that are not in the covenants. The example was given that you are allowed to take down tress directly behind your house. The covenants don't state this. The covenants do not address fences. Any improvement to property needs to go before the Architectural Community.

The suggestion was made to put together a survey for potential changes to the covenants. The Board and Architectural committee will compile this. It is important that we get feedback from community members to see how everyone feels about changes. No changes can be made without a 2/3 vote of homeowners. If anyone would like to serve on this committee please let any of the board members know.

A suggestion was also made for the Belden Woods board to have a joint meeting with the Windy Gap Board.

The present Board was approved for another year. President Bob Olsen, Vice President Penny Epperly, Treasurer Brian Taylor, Secretary Nannette Gagliostro

A motion was made to adjourn the meeting.

Please visit our website created by Brian Taylor at www.beldenwoods.com Information is posted about hiking trails, meeting minutes and budget information and much more! Any suggestions or ideas are welcome!