

BELDEN WOODS HOMEOWNERS ASSOCIATION

Minutes of the Annual Meeting held May 2, 2015

The annual meeting of the of the Belden Woods Homeowner's Association was held on May 2 at the home of Gay and Bob Olsen. The meeting was called to order by President Bob Olsen. There was a record turnout for the meeting.

A motion was made to suspend the reading of the minutes of the last meeting. The motion was accepted.

Architectural Review Committee: Bob reviewed the lots and properties for sale. A reminder was given that permission must be given by the Architectural Committee for any changes to property including fencing.

Grounds/Maintenance Committee: Fred Hall presented the maintenance report. The grass mowing and leaf pick-up are the association's biggest expense. The consensus from members at the meeting was that this is an expense we want to continue. A concern was expressed that areas that have no grass are being further damaged by the mowers. Fred Hall and Bob Olsen volunteered to talk to the mowers and show them the areas to avoid. A member has volunteered to help maintain the entrance. If anyone else is interested contact someone on the board. This would be away to cut back on this expense.

Treasurer's Report: Brian Taylor presented the budget report. The report was reviewed. A proposal was made to accept the new budget. Copies of the Budget, Profit and Loss, and Income and Expense statements were handed out to everyone at the meeting.

Old Business: It was noted that homeowners have really put forth a lot of effort to clean up their lots. The survey results were reviewed. They showed homeowners are not interested in revising the current covenants. There was also no interest in Fire Wise. It was noted however that the interpretation of the covenants is up to the board and architectural committee. A reminder was also given to not put trash cans out until the day of pick-up because of the bears. A concern was raised about outside burning. The covenants state (under General, #5) ".....no trash or refuse, including leaves, shall be burned in the open or in an incinerator on the lots within the development.....".

New Business: A newsletter was mailed to all property owners with important reminders regarding the above noted concerns (no burning and no trash cans outside). The Belden Woods board met with the Windy Gap board in March over the roads. We were led to believe at this time that the roads in both sections were in the budget in the near future. At a follow up meeting with VDOT, Bob Olsen was told that the roads are not in the budget. Bob has volunteered to discuss this further with Windy Gap and see if they are willing to meet together with VDOT to discuss this further.

Board Member Elections for the Upcoming Year: A new board of officers was elected. Pennye Epperly is the new President. David Tucker is Vice President. Brian Taylor is continuing as Treasurer and Stephanie Lawson is Secretary.

The meeting was adjourned.

We remind everyone to check out our website at www.beldenwoods.com for homeowner information, meeting minutes, and information about our community!