

Belden Woods Homeowners Association Board of Directors Meeting

November 3, 2015

The HOA Board of Directors met on November 3, 2015 at President Penny Epperly's house. All four board members were present and the meeting started at 6:00 p.m.

The first order of business was to ascertain the Christmas Open House date and place. This year, Donna and Scott Handspikers at 1003 Overlook Parkway will host the party on Saturday, December 5th, from 4:00 p.m. to 7:00 p.m. We have asked homeowners to please bring an appetizer or dessert and also a bottle of wine or beverage of your choice. RSVP to Donna by Nov. 30. Stephanie will send out the flyers announcing the Open House and Brian will email homeowners.

Second order was regarding the HOA packet with the details and requirements of our HOA for new home buyers. Penney will send the documents to Brian, who will then put them all into one PDF file for convenience when we need them. Real estate agents should express to their buyers that they are signing Covenants and to look them over before signing.

Thirdly, Brian handed out a book to all from Chadwick, Washington, Moriarty, Elmore and Bunn, regarding the Virginia Statutes for Property Owners Associations. It was discussed that our present attorneys in Rocky Mount do not specialize in homeowner association laws. Brian suggested we go with the group above as that is their specialty and they offer additional help and discounts. The difference in cost goes from \$150 to \$300 for the new group. David suggested he contact his real estate people to see what they think of Chadwick, etc. and to find out if they recommend someone else.

Leaf removal was briefly discussed and is set for sometime in November. Fred Hall is handling.

The board talked about organizing a list of contractors to put in a newsletter for homeowners' use. Obviously, these contractors will be the ones who did a good job. Stephanie will contact Bob Olsen and Fred Hall to borrow their contacts. Also in the newsletter, we will ask homeowners if they recommend anyone they have used.

Trying to start the Firewise program in BW again was briefly talked about, but it seems it would be difficult for BW due to the size of the lots to fulfill the Firewise requirements. (All dead wood removed for one).

The BOD will plan a walk around sometime in the Spring to assess any damage to common areas due to the Winter weather, i.e. fallen limbs and trees, pot holes, and erosion along street edges. We also want to ensure compliance with our Covenants and Restrictions, which are in place to help protect and maintain property values. All property owners will be notified in advance of the walk around.

The meeting ended at 7:15 p.m.

Stephanie Lawson, Secretary