

Belden Woods Annual Homeowners Association Meeting Minutes

May 7, 2016

The Homeowners Annual Meeting was held on May 7th at the Windy Gap Pavilion, starting at 11 a.m.

President Penny Epperly welcomed, and thanked everyone for coming. There were 10 homes represented at the meeting and proxies enough to ensure a quorum for voting.

- The Architectural Committee report (Scott Handspiker and Penny Epperly were present from the committee):
 - Construction on Lot 9, purchased by Paul England and family was approved and is underway.
 - Lot 32 has been sold to Lee Ann Snyder and she plans to begin construction in the future.
- Treasurer's report was provided by Brian Taylor:
 - Actual Income & Expenses vs. Budgeted Amounts and the Budget for 2017 were provided. All expenses are very close to the budgeted amount, so the community is to stay at the same assessment amount each year - \$300, of which \$35 goes to Windy Gap for use of their Pavilion and tennis court facilities.
 - There was a motion and vote to accept the 2017 Budget.
- Grounds Maintenance Report:
 - Fred reported on mowing and leaf removal, including the number of times which mowing took place as well as the cost. Fred manages this closely to ensure we keep our community looking great -- and stay within budget.
 - Fred Hall has agreed to continue as the Grounds Maintenance Chairman for 2016.
- Brian provided information on the decision of the Board to acquire new legal counsel for Belden Woods HOA business. The name of the new legal counsel is Chadwick, Washington, Moriarty, Elmore & Bunn P.C. This firm primarily deals with Community Property Association law in Virginia and has a local office in Salem. The cost is \$300 per year which includes handling all of our association's business filings/reporting to the state, and provide general advice to the HOA leadership on issues that arise affecting our associations. Our previous legal counsel was found to be generally unresponsive, and charged us for even a simple question and inadequate response to general questions.
- After speaking with some VDOT personnel seen on Windridge, we were told that they are going to patch and fix the sides of our roads (to redirect rain water). Then, in 2017 they will resurface all roads. Keep your fingers crossed!
- Penny asked if there were any other issues anyone wanted to discuss, and there were none presented. She noted that if anyone had an issue they thought warranted review by the Board, that our complaint procedure and form could be found online at our website www.beldenwoods.com

- Pennye asked if there were any nominations for any positions on the association's Board of Directors, also noting that those serving now were willing to continue. There were no other nominations or volunteers. It was a unanimous vote to keep all Board and Committee members as they are for 2016.

The meeting was adjourned and then we enjoyed a delicious lunch!

Stephanie Lawson, Secretary