

Belden Woods Estates

Annual Homeowners Association Meeting

May 6th 2017 - Meeting Minutes

11 lot/homeowners were represented at the meeting with a total of 19 in attendance. 8 homeowners appointed a proxy.

The meeting was opened by HOA President, Pennye Epperly.

Brian Taylor, Treasurer provided a treasury report. A report of 2016 income and expenses show that we had slightly more income than expense in 2016 and came in slightly under budget. A 2017 budget was presented which would keep our annual HOA dues at \$300 per home/lot owner with similar expenses expected. Brian also shared that we learned from our new legal counsel that we needed to have a percentage of our reserve funds designated for potential maintenance/repairs of common property. A motion was made to approve the treasurer's report and 2017 budget and seconded, and all approved.

Bob Olsen provided a report from the architectural review committee. VDOT work to resurface the roads is underway, expected completion by late May. Bob reminded homeowners that it is important to keep the drainage pipes under driveways clear of debris to help keep water runoff in the ditches and off the roadway to minimize erosion to the road edges. Bob also gave an update on building on Lot 32. The lot owners have cleared the building site, and installed septic drain field. They have had a change in building plans and are still working to obtain all their permitting from the county. Bob has been in touch with their builder to stay up on the status and remind them of our HOA covenant which requires building, once started to be completed within 12 months.

Fred Hall provided a grounds maintenance report. We are utilizing Top Notch for our mowing and leaf removal. We had 10 mowing cuts in 2016. Annual leaf removal took place just before Thanksgiving, and due to high winds blowing leaves back onto roadsides we had another leaf cleanup performed mid-December. Costs were slightly under our \$8000 annual budget for this work.

Pennye Epperly provided information on the HOA Board's meeting with our new Legal Counsel for HOA Business on April 3rd. The attorney, Steve Moriarty provided a legal review of our governing documents. Generally, the Board and the Architectural Review Committee have responsibility to enforce the Declaration of covenants and restrictions, and operate according to the Bylaws. In their efforts to do so they may the Board may adopt rules and regulations or policies to clarify or supplement provisions in the governing documents, and always act in the best interest of the HOA, and homeowners.

Dave Vogelsong asked a question about using a fire pit at his house and he was reminded of our covenant which prohibits open burning. Article III, Section 2 – no trash or refuse, including leaves shall be burned in the open or in an incinerator:

- No outside open burning is permitted.
- Open burning is defined as any outdoor fire that that does not burn within a container equipped with a chimney or stack.

Fred Hall suggested that we consider contributing as a neighborhood to our area fire and rescue squads including those in Red Valley, Burnt Chimney in Franklin County and Mt. Pleasant in Roanoke County. If the HOA agreed to make a donation, we would also challenge neighbors to make a personal donation as well. Fred made a motion for the HOA to contribute \$50 to each of the 3 named emergency response providers, motion was seconded and all approved.

With no new nominations or volunteers interested in participating on HOA Board of Directors, the current HOA Board, agreed to continue to in their current roles. A motion was made for the current Board to remain for coming year, it was seconded and all approved. Penny Epperly, David Tucker, Brian Taylor and Scott Handspiker will continue as President, Vice President, Treasurer and Secretary, respectively. Fred Hall will continue as head of our Maintenance Committee, and Bob Olsen will continue as chairman of our Architectural Review Committee, along with committee members Penny Epperly and Scott Handspiker.

With that the meeting was adjourned.