

Belden Woods Estates

Annual Homeowners Association Meeting

June 23, 2018 - Meeting Minutes

12 lot/homeowners were represented at the meeting. Fred and Donna Hall; David Tucker; Jeff and Penny Epperly; Brian and Wanda Taylor; Paul and Millie Brown; Bo and Becky Carneal; Lee Schneider, Jennifer Schneider and Steve Duri; Bob and Gay Olsen; Stephanie and Rick Lawson (own 2 lots); Jeff and Pat Povtak.

8 homeowners appointed a proxy. Charis Parr; Mike and Nan Gagliostro; Frank D'Alessandro; Larry and Judy Helms; Jim Petrine; Roger and Judith Budner; Warren and Melissa Burger; Tommy Clayton

18 lot/homeowners neither attended nor designated a proxy.

The meeting was opened by HOA President, Penny Epperly at 11:15 am

Penny recognized and welcomed new neighbors in attendance, and thanked everyone for coming. Penny also confirmed that we did have a quorum for voting.

- Brian Taylor, Treasurer provided a treasury report. A report of 2017 income and expenses show that we had slightly more income than expense in 2017 and came in slightly under budget. A 2018 budget was presented which would keep our annual HOA dues at \$300 per home/lot owner with similar or higher expenses expected. Brian also shared that we learned from our new legal counsel (Chadwick, Washington, Moriarty, Elmore & Bunn, PC) that we needed to have a percentage of our reserve funds designated for potential maintenance/repairs of common property. A motion was made by Bob Olsen to approve the treasurer's report and 2018 budget and seconded by David Tucker, and all approved.
- Bob Olsen provided a report from the architectural review committee (ARC), providing an update on building on Lot 32. Revised plans were submitted to the ARC on April 3rd. After review of the plans and a meeting with the property owner, the ARC sent a letter on April 24th not accepting the plans as submitted, requesting one change in material and to have revised plans submitted as soon as possible. The property owners have sought legal counsel who sent a letter to the Board on May 22nd. The ARC engaged our attorney and prepared a response letter on June 19th to be mailed by Belden Woods' attorney. Penny Epperly made a motion to approve ARC report and Fred Hall seconded and all approved.
- Fred Hall, now volunteering his 11th year as maintenance committee chairman, provided a grounds maintenance report. Fred pointed out a needed correction to the 2017 minutes noting that we are utilizing Mr. Glavis for our mowing, not Top Notch. Top Notch is being used for our leaf removal. A correction will be made to the 2017

minutes. Home and property owners were reminded that the leaf removal provided by the association is only for the sides of the street. Homeowners should not blow leaves from their lot to be included in the general clean-up. Top Notch, or the lawn service of homeowner's choice, can provide estimates to individual homeowners for leaf removal. Annual leaf removal includes a large scale clean-up including blowing, and vacuuming up leaves. We have Top Notch blow leaves off road sides into the woods where there are no houses and vacuum leaves in front of houses. In 2017 costs \$7,120 for 10 ½ mowings & annual leaf cleanup leaving \$880 in the budget. Bob Olsen made a motion to approve Grounds Maintenance report and Gay Olsen seconded and all approved.

Other items of discussion:

- Pennye Epperly reviewed some general reminders from the covenants for homeowners that were also included in the meeting notice.
- Now that we have decided, for a second year, to have the neighborhood association make a donation to our area fire and rescue squads including those in Red Valley, Burnt Chimney in Franklin County and Mt. Pleasant in Roanoke County. Fred Hall challenged neighbors to make a personal donation as well.
- There was discussion about the timeframe for our annual HOA meeting. Most indicated they would prefer a May date. The Board will review the 2019 calendar and determine a suitable date in May if at all possible.

Pennye Epperly opened discussion on nominations for a new Board of Directors from the coming year. Pennye self-nominated for the position of Secretary. This position has been vacant for a few months due to a homeowner moving away. Pennye also nominated David Tucker for President, Fred Hall for Vice President and Brian Taylor for Treasurer. Pennye also asked for any other nominations from the floor, and there were none. All accepted the nominations. David Tucker made some comments about serving in the role of President, for no more than 2 years, indicating his willingness to serve, but not willing to individually take on conflicts that may arise in the neighborhood. Fred Hall stated that if elected as vice president he would take it one year at a time and we will see. A motion was made for the board nominations to be confirmed by Pat Povtak, and seconded by Bob Olsen, and all approved. Fred Hall will continue as head of our Maintenance Committee, along with committee member Jeff Povtak and Bob Olsen will continue as chairman of our Architectural Review Committee, along with committee member Pennye Epperly.

With that the meeting was adjourned at approximately 12:20 pm.