

Belden Woods Homeowner Association Annual Meeting
May 10, 2019 – Held at the home of Brian and Wanda Taylor
Meeting Minutes

14 property owners were in attendance, 8 proxies were returned for a total of 22. Enough for a quorum.

Brian Taylor, Treasurer opened the meeting at approximately 4:15. Brian thanked all for coming. He also welcomed our new neighbors, Alecia and Denny Sizemore.

Brian provided copies of treasurer reports including income and expenses from 2018, and the budget for 2019. A question was asked about the expense, Dues and Subscriptions and exactly what that \$1050 was for. Brian explained that most of that expense is to cover the \$35 per BW home/lot owner that BWHOA pays to the Windy Gap Mtn. Village HOA annually for use of the picnic shelter and tennis/basketball courts. There was also a question about the insurance and what type of insurance. Brian explained that it was essentially a liability policy to help cover the HOA in case of a lawsuit.

The new neighbors asked about neighborhood road maintenance. Bob Olsen and Brian explained that the roads are state maintained (VDOT), which includes snow removal.

Brian explained that our reserves/savings are at about \$7200. There was discussion about our current annual dues of \$300 and whether we should leave them at that amount. The HOA had voted a few years ago to raise dues from \$240 to \$300 because our reserves were not adequate. We believed we needed at least a \$5000 reserve, particularly since the state laws regarding HOAs requires a minimum to cover any necessary repairs or updates to common property. It was decided that the dues should remain at \$300 annually. Warren Burger made a motion to accept the treasurer's report and it was seconded by Bob Olsen, all were in favor.

Bob Olsen, Architectural Committee chairman had nothing new to report. Although, Jenny Schneider and Ms. Schneider indicated that they expected their home to be completed by Fall.

Fred Hall provided a report on Landscaping/Grounds Maintenance. Top Notch completed leaf removal late fall. Mr. Glavis' crew blew the leaves roadside and ditches to prepare for mowing season this year. This past season's expense included 9 full mowings, and 2 half mows, and 1 leaf removal. There were fewer mowings last season due to rainfall. Fred explained that if a homeowner wants leaves removed from their lot beyond the ditch they must arrange and pay for that themselves.

Nomination and Election of New Board of Directors –

Before nominations were accepted there was discussion about the responsibilities of the HOA and the HOA Board. Several of the same homeowners have volunteered their time to serve on the HOA Board for several years. Since we are having some difficulty getting others to volunteer, there was discussion as to whether we should consider hiring a management company to handle the business of the HOA. We have 3 choices....1) neighbors step up and agree to participate/volunteer to serve; 2) we hire a management company; 3) we dissolve the association which would require at least an 80% vote of owners, as well as legal assistance and cost. All agreed that #1 is the best option if we can get volunteers.

Fred Hall commented that it seems that over the years we've moved away from handling HOA meetings in a more formal business manner, suggesting that we should not include a social gathering with the annual meeting. There was also a question about the frequency of Board meetings. There is no specific requirement in our By-Laws on how many Board meetings should be held each year, so typically they've been held as needed, usually twice a year. It was suggested that they be held quarterly.

Several homeowners commented that they did not believe it necessary that the HOA of this established small community would need to be run so strictly or formal. Particularly sticking to business only and not including a social gathering.

Fred requested that the architectural committee share any committee review requests with the entire community so they are aware of what is being requested and have an opportunity to express concerns or provide input. All agreed that this was a reasonable request and will be done going forward.

It was also confirmed that all notice of all HOA Board Meetings will be provided to all neighbors so they may attend if they wish.

Brian made a request for nominations or volunteers to serve on the HOA Board for the coming year. Jenny Schneider volunteered to be Secretary. Alecia Sizemore nominated her husband Denny to be Vice President. After some discussion, Denny accepted the nomination. Bob Olsen volunteer to be President, and Brian Taylor volunteered to continue as Treasurer.

Pennye Epperly called for a vote to confirm the the new HOA Board; Bob Olsen, President; Denny Sizemore, Vice President; Brian Taylor, Treasurer; Jenny Schneider, Secretary. All present were in favor, none opposed.