

## **Belden Woods Estates HOA Board Meeting 6/24/19**

Meeting commenced 6:05PM at Bob & Gay Olsen's house

In attendance: Bob Olsen, Dennis Sizemore, Brian Taylor, Jenny Schneider, Penny Epperly, Fred & Donna Hall

- Bob brought Dennis up to speed on what his duties were when he was acting president in the past.
- We spoke at length about Verizon DSL, the issues with it, and the issues with internet overall in the community.
  - Shentel had been discussed in the past but there was not enough interest.
  - It is in our best interest to resolve the internet issue as it will increase the resale value of homes in the community.
  - Bob will meet with the President of Windy Gap Mountain Village to bring up the subject again.
  - We will reach out to Shentel to see if the possibility of 80-90 homes would interest them.
  - Jenny mentioned Shentel wired her current neighborhood of 30 homes. All they needed to do so was “interest” from a certain number of homes, and there was no “obligation” or contracts needed prior to them installing the infrastructure.
- The status of the Schneider/Duri house was discussed. The builder's latest update was Fall 2019.
- Brain stated the minutes of the last meeting had been mailed USPS.
  - It was discussed that Belden Woods residents can “opt in” to receive electronic communication.
  - If they do not request electronic, they will continue to receive hard copies via USPS.
- Brian discussed a seminar he had attended regarding new HOA laws that will go into effect July 2019.
  - We will be receiving a binder of the new VA HOA legal updates.
  - We will notify residents when the binder is available. If they are interested in reading it, we can provide a copy to them.
  - Recommended amendments to our covenants to consider are:
    - document cleanup
    - insurance
    - borrowing/spending limitations
    - lease restrictions such as rentals, air b-n-b, etc.
    - emerging technologies such as solar panels, etc.
    - our covenants are poorly written but it was voted in the past that no one wanted to spend money to re-write them.
- Penny passed the binder to Jenny and discussed what the role of Secretary is.

- We will be working on the Newsletter.
  - Belden Woods does two newsletters per year, mainly to share neighborhood news, set up yearly meeting, and set up yearly open house.
- We should invite our attorney, Steve Moriarty, to the next board meeting.
  - The last contact with him was about how to proceed legally with a formal complaint process.
  - We are entitled to one meeting with him per year.
- We have a corporate liability insurance policy that really only covers the common area of where our sign is.
  - We should also invite our local Nationwide insurance agent to the next board meeting.
- Fred had no maintenance issues to discuss.
- A copy of the last meeting minutes will be placed in the binder. Brian will get proxies and budget to Jenny to be filed.
- Next board meeting was scheduled for October 2, 2019 6PM at Brian and Wanda Taylor's house.

Meeting adjourned 7:01PM