

## **Belden Woods Estates HOA Meeting 10/3/2020**

Meeting commenced 4:08PM at the pavilion

In attendance: Bob Olsen, Brian Taylor, Jenny & Lee Schneider, Steve Duri, Pennye Epperly, Becky Carneal, John Hurt, Kellie Powell, Charis Parr, Linda & Dan Erickson, Brad White, Sonya Etter, Jeep & Tim Krohe, Jeff & Pat Povtak, Jim Hutchins.

With attendees and proxies, we had a quorum ☺

### **Budget:** Brian Taylor

- Provided a 2019 Profit-and-Loss Report for comparison.
- All totals for 2020 are in progress, meaning this is where we are so far this year.
- We pay fees to WGMV for use of pavilion and tennis court. Please call Yvonne for use of the pavilion
- Sent \$50 to our local Fire and Rescue
- Changes for 2020:
  - Website fees went up a small amount due to taxes
  - Major change is in required insurance coverage per state of Virginia, which will raise insurance premium. We need to “find” this money in our budget or our yearly dues will need to increase slightly.
    - Insurance covers:
      - Belden Woods common area (which is just our sign)
      - Covers litigation against HOA or Board members so they cannot be held personally liable
  - Linda Erikson made note that we can save money because we are not using allocated “social activity” funds
  - Brian Taylor made a motion that we lower landscaping cost to cover increase in insurance premium. It was seconded, and passed unanimously.
  - The 2020 budget will roll over into 2021.

### **Architectural Committee:** Bob Olsen and Pennye Epperly

- Jenny Schneider addressed the status of their new build. Unfortunately, they had to part ways with their builder in June due to constant delays and are in arbitration. They are currently in negotiations with two builders and are waiting for estimates. Once a contract is signed, either builder will be able to start within a few weeks. She apologized to the community for the delay, expressed the family’s frustration, and understands the community’s frustration, but it has been beyond their control.
- Pennye Epperly asked Jenny Schneider if arbitration would cause further delays in hiring a new builder to finish the project. Jenny said it would not. They are ready to finish up ASAP and are just waiting for estimates and a contract.

- There was discussion of the vagueness of our covenants. The architectural committee can only really enforce square footage, restriction lines, exterior colors and finishes.
- The architectural committee needs to be informed of any changes in size of dwelling and change in outside appearance (anything that can be seen from the street).
- Belden Woods only has 5 undeveloped lots left.
- Pennye Epperly recommended that when the architectural committee gets a request from a homeowner for a change, that the community be notified as a courtesy.
- Becky Carneal asked if street parking was allowed per the covenants. Bob said yes, street parking is allowed. Any vehicle that is on the road or can be seen from the road must have current license plates.
- Linda Erickson asked if the neighborhood gets trick or treaters. The answer was not really. But if interested, an email can be sent out inviting trick or treaters to whatever homes want to participate.
- Jenny Schneider asked if holiday decorations are allowed. Bob said yes.
- Bob clarified that the only signage allowed was contractors and real estate. No political signs, etc.

**Maintenance Committee:** Bob Olsen

- There are several dead trees that could fall across the road.
- VDOT has a subcontractor that specifically works in communities. We are on the list to have them come out and evaluate and we will be following up.
- If the tree is on VDOT's right-of-way, VDOT removes it free. If it is on a homeowner's property, but will fall onto the road, VDOT will remove it free if the homeowner allows a right of entry.
- Pennye Epperly spoke about tree issues she has had on her property. Bartlett Tree Experts came and treated a few of her ash trees and cut a few down.
- Bob Olsen and Tim Krohe replaced 2 bulbs and cleaned the lenses of the lights at our community entrance.

**Officer Nominations for Board and Committees:**

- There is not a lot of interest in serving on the Board.
- Bob Olsen agreed to remain as President.
- Brian Taylor agreed to remain as Treasurer.
- Jenny Schneider agreed to remain as Secretary.
- There was a plea for a volunteer for Vice President. Becky Carneal offered to serve as VP.
- Bob Olsen and Pennye Epperly agreed to remain on the Architectural Committee.
- Tim Krohe and Jeep Anthi offered to serve on the Maintenance Committee with Bob Olsen.

### **Miscellaneous:**

- *Status of Internet:*
  - No cable is available. Satellite is not consistent.
  - 40 million dollars was allotted in Franklin County to extend Internet services, but no money is left because it was deferred for Covid.
  - Shentel will ultimately be the cable provider because they have the contract with Franklin County. They may charge a monthly fee to offset their capital investment.
  - Blue Ridge Towers is in negotiations with Verizon to rent space on Verizon towers, which should allow access sometime in October.
  - Verizon DSL: Not available to new residents. Kellie Powell mentioned that if you have Verizon DSL and drop it, you would not be able to get it back. Pennye Epperly mentioned that if you have Verizon DSL and sell your house, you couldn't transfer the DSL service to the new owners.
  - Residents have tried Viastat but it hasn't been great.
  - Brian Taylor spoke about Starlink—a satellite internet service provided by Elon Musk/Space X—which may be a viable solution soon.
- Jenny Schneider asked about the storage lot that is up for public auction at the bottom of Windridge Parkway. Bob Olsen and Linda Erickson had information that residents of Windy Gap Mountain Village were using it in a manner it was not zoned for. People have been using it for storage of cars, RVs, boats, etc. with expired tags. There is a request for a zoning change and it will be getting cleaned up.
- John Hurt informed attendees that Roanoke County sent out a mailer about Covid vaccinations.
- Bob Olsen announced that we have cancelled the annual holiday open house this year.

Meeting adjourned at 5:22 PM.