

Belden Woods Estates Homeowners' Association

Annual Meeting May 21, 2022

Meeting commenced 4:15 p.m. at the pavilion.

In attendance: Becky and Bo Carneal, Tim Krohe, Brian Taylor, Millie Brown, Pennye Epperly, Jeff and Pat Povtak, Carol and Brian Heatwole, Warren Burger, Charis Parr, Linda Erickson, Jim Hutchings, Stephanie and Rick Lawson, Mark and Karen Bernardy, Sherri Cook and Rob Gourdie.

With attendees and proxies, we had a quorum.

Becky introduced our new neighbors attending our HOA meeting for the first time.

Becky also requested a volunteer to head our Social Committee. Stephanie Lawson volunteered for this position.

Committee Reports:

Architectural Review (Pennye Epperly, Jeff Povtak)

Pennye explained the purpose of the architectural review committee. Any plans for landscaping and external improvements are to be submitted to the committee for review and approval. Other board members may be included in reviewing the plans. The most recent approved request is for landscaping at the Erickson property.

Schneider House - Pennye indicated that her last communication with the Schneiders was three months ago. At that time, she was advised that they were waiting for the interior doors and garage doors to be delivered and the drywall cannot be installed until the doors are installed.

A suggestion was made by another homeowner that the unsightly port-a-pot should only be on site when work is actually being performed at the property (which is very infrequently). Also, the yard is an eyesore. The weeds need to be removed and the yard needs to be cleaned. This work should be performed at the owner's expense.

There was also a question as to whether the building permits are still valid since the house has been under construction for five years and a new builder is involved.

Maintenance (Tim Krohe, Bo Carneal)

New LED bulbs have been installed at the entrance sign.

Leaf pickup – the second was done late this year. This was due to Top Notch not answering calls or requests for service (evidently they were experiencing staffing problems due to COVID).

Our lawn mower quit. The new company will charge \$600 rather than the \$450 we were paying annually for the mowing of grass along community roadside. Tim will contact the mowers for Windy Gap Village to see if they will be interested in mowing our community and get pricing.

The road edges are eroding. These are state roads. Tim plans to visit the State Highway Department to discuss plans for road maintenance. He will also discuss removal of damaged or diseased trees which pose a danger of falling into the road and impeding traffic flow.

Bo has worked on temporarily stabilizing our entrance sign. We need to locate someone to perform the repairs needed to permanently correct the problem.

There are dead/damaged holly trees in the sign area. Jim Hutchings has volunteered to trim/remove the trees.

Treasurer (Brian Taylor)

Brian presented three reports: Belden Woods HOA Profit & Loss 2021, Belden Woods HOA Profit & Loss Current Year, and the 2022 Budget.

We currently have approximately \$19,000 in our savings account and \$1,900 in our checking account. The higher than normal amount in our savings account is mostly due to the reduced expenditures during the last 2 years.

Last year we did not spend as much money due to COVID and not holding social events. Also, it was a dry year so the grass did not require being mowed as frequently.

Annual dues are due June 1. Everyone was up to date last year and most have already paid dues for this year. Brian is going to look into setting up e-pay for anyone preferring to pay the bill online.

Five thousand dollars should always be held in account for emergency expenditures.

Expenditures are expected to increase this year due to the increase in the cost of mowing and the COVID restrictions being eased, which will allow us to hold social events.

Anyone may request to review the books at any time.

There was a motion made and seconded to accept the budget.

Internet Update – Becky

Becky has been in touch with Shentel. You may have seen trucks in the neighborhood recently. They are inspecting to determine how to proceed with the project. Fiberoptic cable will be installed in the VDOT right of way alongside the road. Cable will be run beneath road or driveways as needed. It will be at least another two months before work begins on this project.

Work must be completed within two years. You may have seen Glo Fiber trucks in the area but we are not necessarily receiving Glo Fiber.

Nominations and vote for Board of Directors

Becky led the discussion. The following officers were nominated and voted in and will serve for another year:

President, Becky Carneal

Vice President, Tim Krohe

Treasurer, Brian Taylor

Secretary, Millie Brown

Open Discussion:

It has been suggested that property owners be reminded to adhere to the speed limit in the neighborhood.

Neighbors were reminded that they may opt out of receiving paper mail and many did sign an opt out request form.

Meeting adjourned at 5:07 p.m.