

Belden Woods Estates Homeowners' Association

Annual Meeting June 3, 2023

Meeting commenced 4:12 p.m. at the pavilion.

In attendance: Becky and Bo Carneal, Tim Krohe, Brian Taylor, Millie Brown, Pennye Epperly, Carol and Brian Heatwole, Linda Erickson, Jim Hutchings, Stephanie and Rick Lawson, Mark and Karen Bernardy.

With attendees and proxies, we had a quorum.

Committee Reports:

Architectural Review (Pennye Epperly)

Schneider House – There is still a lot of work to do on the home. Work should be completed by the end of the year.

Maintenance (Tim Krohe, Brian Heatwole)

Tree of Heaven - Bo Carneal spoke to us about the Tree of Heaven. This is a very invasive tree and is difficult to deal with. Human contact with the tree sap can cause myocarditis. Do not cut down the trees! Cutting will cause the trees to multiply. Also, the seeds blow around and cause new trees to grow.

Bo is proposing to treat and kill the Tree of Heaven colonies along Windridge Parkway and possibly side roads as needed. This will require communication between the lot owner and the HOA board members, along with the Architectural Review Committee. As a group, we must ascertain where the trees are located relative to the DOT easement, along with which lots they are growing in.

Bo has an arborist scheduled to meet with him on June 12 up here to positively ID the suspected trees he has observed along Windridge Parkway. From the photos he sent to him, the arborist agreed that they appear to be the TOH. Bo will update everyone after he investigates this further.

Mowing and Leaf Removal – Mr. Powell will be mowing this year. He is still only charging \$400 per cut. Also, Mr. Powell did remove the residual leaves.

Brian Heatwole will contact Mr. Powell regarding leaf removal for this year. The previous company was very expensive, but they only removed the leaves once this past year.

Road Paving – Tim announced that repaving for our neighborhoods is in the state budget for next year.

Neighborhood Watch – Suzanne Moses, Deputy Sheriff from the Franklin County Sheriff's Office, was our guest speaker. She explained that a neighborhood watch does work and discussed prevention strategies.

Communication is very important: If you see something out of the ordinary, report it. It is better to contact the police rather than allowing something to happen.

Prepare – Get an alarm system, or just place signs indicating that you have an alarm system. Install cameras. We can think about placing a camera at the entrance to our community.

Practice Observation Skills so you can give as many details as possible – car details, license number, describe people that look out of the norm.

Partnership – Citizens on Patrol can be very helpful with patrolling the neighborhood. Let them know if you are on vacation so they can keep watch on your home.

Treasurer (Brian Taylor)

Brian presented two reports: Belden Woods HOA Profit & Loss 2022 and the 2023 Budget.

We currently have approximately \$14,000 in our account. The higher than normal amount in our savings account is mostly due to the reduced expenditures.

We have not used all of our budget for grass cutting and leaf removal. Our new grass mower will charge \$400 per cut.

Annual dues were due June 1. All except six families are current. Brian expects the checks are in the mail!

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

Becky moved to accept the 2023 budget and several seconded the motion. Budget for 2023 has been accepted.

Internet Update – Becky

Conduit is currently being run and then the fiber will be installed. Shentel must complete 80 street miles of fiber before connecting. We won't have service until the end of the year. Shentel will hang tags on doors to advise when installation will be available. There is no obligation to purchase Shentel service. If you have questions or you speak to the workers and need more information, contact Becky Carneal. She is the liaison with Shentel and will contact them with questions and get back to you with the answers.

The installation will run under asphalt driveways – the driveways will not be damaged. Conduit is being run on only one side of the street.

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:

Kelly Powell will once again be organizing a neighborhood yard sale in conjunction with Windy Gap Village. The details will be sent to all via email.

Since we are all neighbors, if you have an issue with a neighbor, please try to resolve with that person. If you are not able or willing to resolve the matter between you, there is an official complaint form on the Belden Woods website. Once you complete the form and file it with the Board, the Board will meet within 30 days to review the complaint and send a formal letter to the property owner.

Meeting adjourned 5:12 p.m.