

# **Belden Woods Estates HOA Board Meeting Minutes May 21, 2024**

Meeting called to order at 6:35 p.m. at Becky and Bo Carneal's house.

## ***Attendees***

Becky Carneal, President  
Tim Krohe, Vice President and Maintenance Committee  
Brian Taylor, Treasurer  
Millie Brown, Secretary  
Pennye Epperly, Architectural Review Committee  
Bo Carneal, Architectural Review Committee  
Brian Heatwole, Maintenance Committee  
Carol Heatwole  
Linda Erickson

## ***Architectural Review Committee***

### *Update on Schneider House:*

Pennye sent an email to the Schneiders to request an update on completion of their home. Deck railing needs to be installed. Interior work being done includes final electrical, tile has started, cabinetry is being installed. Painting is completed.

Property has also been maintained. Pennye will request that homeowner have port-a-pot moved from street view. The port-a-pot is required as long as there are contractors working on the property. Homeowner advised that contractor is telling her there will be a fall completion. She is optimistic that they will be able to move in before the holidays.

### *Update on Lot 17:*

Lot 17 has been purchased. The house design has been approved and the board is waiting for final house plans for review before final approval. The builder has been assessing the property to determine placement of driveway, septic, etc.

### *Other Projects:*

No other projects at this time.

## ***Maintenance Committee***

### *Ailanthus Update:*

A neighbor has expressed concern that dead Ailanthus trees visible from the street have not been removed. We are requesting that if you have a dead Ailanthus tree visible from the road that you please have it removed ASAP. If you have an issue with removal of those trees, please contact the board for assistance with removal. Thanks.

### *Mowing:*

Mr. Powell has completed the first mowing and has promised the next mowing will be much better. There were some issues with rocks, etc, since the internet installation. He was also mowing on his own as he did not have additional workers at the time. He is willing to remove leaves as well, at an additional cost.

It would be helpful to the mowers if you would keep the right of way clear of limbs/debris to facilitate easier mowing and leaf removal. Thanks.

### *Resurfacing Road:*

Brian H. advised that our neighborhood is not in the 2025 budget for resurfacing our roads. Pennye has a contact at Vdot and will attempt to get more information.

### ***Budget Report:***

Brian T. apologizes for sending the invoices out late this year. About half of the homeowners have already paid. HOA fees are due June 1<sup>st</sup>.

There were no unexpected expenditures this past year.

### ***Calendar:***

Kellie Powell is organizing a community yard sale to be held on **July 20<sup>th</sup>**. More details to be sent at a later date. I just wanted to give you a heads-up!

Please plan to join us for the annual Belden Woods Homeowners' Association meeting, followed by a barbecue and jamfest! The date is **Saturday, July 27<sup>th</sup>**. The meeting will be held at 11:30 a.m., followed by the barbecue and jamfest. The HOA will pay for pulled pork, pulled chicken, macaroni and cheese, and baked beans from Mission Barbecue. We will also pay for the soft drinks and water and condiments. We ask that attendees bring a side dish or dessert and also BYOB.

Since we are purchasing food for this event, we ask you to RSVP by July 17<sup>th</sup>. We will be holding the meeting and jamfest either at the pavilion or in the circle on Overlook Parkway. So please mark your calendars! This will be a day of fun and a great way to meet our new neighbors!

More details to come!

### ***Discussion***

Would you be interested in serving on the Belden Woods board of directors? Nominations will be made at the annual meeting.

Annual HOA meeting reminders will be mailed to all property owners, as well as proxies and a form that will allow property owners to opt out of paper mailings and to have information sent via email, if they so choose. If you have already opted out of receiving paper mail, your invitation will arrive via email. With postage rates increasing again, we ask that you consider receiving correspondence from the board via email. Thank you.

Meeting adjourned 8:18 p.m.