

Belden Woods Estates Homeowners' Association

Annual Meeting July 27, 2024

Meeting commenced 11:50 a.m. at the Carneal residence.

In attendance: Becky and Bo Carneal, Tim and Jeep Krohe, Brian Taylor, Millie Brown, Penny Epperly, Carol and Brian Heatwole, Stephanie and Rick Lawson, Charis Parr, Jacob and Suzanne Angle, Judy and Larry Helms, Nan and Mike Gagliostro, Jeff and Pat Povtak,

With attendees and proxies, we had a quorum.

Committee Reports:

Architectural Review (Penny Epperly)

Schneider House – Workers have been at the house daily. Builder anticipates completion in the fall. Owners expect completion by end of the year. Also, the owners complied with request to have port-a-pot moved from front of house.

Richter Lot 17 – Owners are still working on final house plans and site plan for position of house. HOA board did not approve variance request but did approve preliminary house plan.

Maintenance (Tim Krohe, Brian Heatwole)

Tree of Heaven – Tim, Jeep, Brian Heatwole, and Bo worked hard (with some assistance from others) to remove more than 20 Ailanthus trees from multiple properties. Special thanks for their hard work! Please contact Tim if you have any questions and contact Bo if you think you have an Ailanthus tree on your property.

Mowing and Leaf Removal – Thanks to all for your patience regarding mowing. Mr. Powell now has assistance and the mowing has improved. He also blew the rest of the leaves out of the gutters. Contact Tim if you have any questions or concerns about the mowing.

Road Paving – Road repaving in our neighborhood is no longer in the 2024-2025 state budget and is under consideration for future - Brian H. is intermittently monitoring. Also, Brian/Tim have identified some tree branches over the roadways which may pose scratch risk to some vehicles. They plan to contact some homeowners to offer select pruning along their lots.

Treasurer (Brian Taylor)

"Our largest expense is mowing and leaf removal. While Tim and Brian have done a great job of negotiating a low rate from our contractors, these and a few other expenses have been going up due to inflation. While I am recommending that we do not raise our HOA dues this upcoming year, our

expenses will almost certainly exceed our income from our HOA dues by an estimated \$1500 this year, causing us to run at a deficit. However, we believe that there is enough reserve in our savings accounts to cover these higher expenditures, at least for the time being. For that reason, I am proposing that we keep our annual dues at \$300/year, at least for the near future, and we can re-assess this in upcoming years as our savings are reduced."

Becky moved to accept the 2024 budget and several seconded the motion. Budget for 2024 has been accepted.

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

As you know, the Board of Directors and committee leaders are volunteers, If you would like to contribute your time or assist the community in any way, please contact the following people:

Social Director – Stephanie Lawson

Maintenance Committee – Tim Krohe and Brian Heatwole

Architectural Review Committee – Penny Epperly and Bo Carneal

Open Discussion

Thanks to all (especially Becky!) who worked so hard to facilitate the installation of high speed internet!

We are looking for ideas for fun activities for our neighborhood. If you have suggestions, please contact Stephanie. Carol and Becky celebrate Halloween by setting up a table at end of driveway so they can enjoy handing out candy to the children (and maybe enjoying some wine).

We discussed perhaps having a progressive party – each cul-de-sac setting up tables and offering appetizers, drinks, perhaps entrees and desserts. Each area would be responsible for a different course.

Another post-holiday party will be planned for January. If you are interested in hosting, please let us know. We had a great time at the last two parties!

Meeting adjourned 12:20 p.m.

Additional Note: We had a great time at the barbecue and jamfest. I didn't realize how much talent we have in our neighborhood! Bo and Larry Helms on guitars, Tim on percussions, and Bo and Wanda's vocals were amazing! Please plan to join us for our next social event!