

Belden Woods Estates Homeowners' Association

Annual Meeting May 10, 2025

Meeting commenced 3:19 p.m. at Pennye Epperly's residence.

In attendance: Becky and Bo Carneal, Tim and Jeep Krohe, Brian Taylor and Wanda Eaves-Taylor, Millie Brown, Pennye Epperly, Carol and Brian Heatwole, Stephanie and Rick Lawson, Jeff and Pat Povtak, Jim and Linda Hutchings, Don Shelton, Yelena and Reid Henion, and Rob Gourdie.

With attendees and proxies, we had a quorum.

Committee Reports:

Architectural Review (Pennye Epperly)

Schneider House – The current contractor is unable to complete interior construction until kitchen the cabinets are installed. There was an issue with the cabinets but final kitchen plans have been finalized and the new target date for completion is August.

Requests – A request by the owners of 899 Windridge to have a few trees removed/trimmed from back of property was approved.

Maintenance (Tim Krohe, Brian Heatwole)

Mowing and Leaf Removal – Mr. Powell will continue to facilitate mowing and leaf removal this year. He has been advised not to blow leaves back onto occupied properties. We will also request that he advise us prior to mowing so we may be sure to have roadside clear of sticks and debris.

Road Repaving – Vdot has advised that road repaving in our neighborhood is no longer in the 2024-2025 or the 2025-2026 state budget and is under consideration for future - Brian H. is intermittently monitoring.

Tree Cleanup – Tim, Brian H., and Bo have volunteered to clear downed trees on the roadside on Vista Parkway and also on Windridge near tennis courts and between lots 35 and 36. Windy Gap Village is waiting for Vdot to remove the branches and debris in their neighborhood as a result of the ice storm.

Treasurer (Brian Taylor)

The budget has been increased by ten percent due to cost increase for mowing and leaf removal. Other expenses remain the same. No change has been proposed to the annual dues of \$300. HOA fees are due by June 1st.

There is a balance of \$20,750 in the checking and savings accounts.

Becky moved to accept the 2025 budget and several seconded the motion.
Budget for 2025 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 – Pennye Epperly and Bo Carneal

Open Discussion

The 36-acre lot at the top of Windridge Parkway is under contract.

The Enirtep lot (Lot 19) at the top of Vista Parkway has been sold.

Thank you to our neighbors working together to clean up after the ice storm.

Anyone needing assistance or if you knows of someone needing assistance in our neighborhood, please bring that information to the attention of the board so we can reach out and offer help.

If you are planning a special neighborhood project, please notify the board so property owners may be made aware of the project.

Those of you who would like to volunteer for committees or to help our neighbors, please contact the board.

Welcome to our new neighbors at 899 Windridge Parkway, Yelena and Reid Henion!

A special thank you to Pennye for offering to host the annual meeting and JamFeast! It was a beautiful day, the food was delicious, and the music and singing was enjoyed by all!

Meeting adjourned 3:49 p.m.