

Belden Woods Estates

HOA Executive Board Meeting Minutes

April 22, 2026

The meeting was called to order at 6:10 p.m. at Tim Krohe's house

Attendees

Becky Carneal, President
Tim Krohe, Vice President
Brian Taylor, Treasurer
Millie Brown, Secretary
Brian Heatwole, Maintenance Committee
Stephanie Lawson, Social Committee

Architectural Review Committee

Update on Schneider House:

We are awaiting a response from our recent inquiry.

36 Acres at top of Windridge Parkway between Powell and Lawson properties:

Russ and Sirena had to change contractors. Construction has not yet been started.

Also:

The Hillakers will be having some trees removed.

The purchaser of the Epperly property will be installing a fence behind the house.

The Poes are having landscaping installed. The pool has been installed.

Maintenance Committee

- Mr. Powell has resigned as mower/leaf removal. Tim has requested quotes and has a verbal agreement with Mr. Michael Terry to perform two mowings on a trial basis at \$250 each. The second leaf pickup was not done. We will revisit after first mowing to determine whether we should have another leaf pickup/removal.
- The entrance sign frame is deteriorating. Tim is renewing past quotes for cedar timber to replace (from Ideal Building Supply) and will work with neighbors to build a new frame, have concrete footers and refurbish the sign itself. These plans acknowledge that Board approval for the plans and final cost of materials is necessary.
- Brian H. has contacted Franklin County regarding patching of our roadsides. He is awaiting a return call from them.

Budget Report

Brian T. has mailed/emailed invoices for the annual HOA fees, \$300, due on June 1st.

Calendar

Save the date! Our annual HOA meeting has been scheduled for Saturday, July 11th, at 3:30 p.m. Stephanie Lawson has graciously offered to host the annual meeting at her home (and she has a pool!). The meeting should last 60 to 90 minutes, followed by a potluck barbecue. As always, we will provide meat and soft drinks and will ask attendees to provide side dishes/appetizers/desserts. More information will be sent out at a later date.

Discussion

- Brian T. will look into the cost of installing a camera at the entrance to Belden Woods for security purposes.
- We discussed surveying the homeowners regarding whether they use the pavilion or tennis courts or access the hiking trails. These are owned by Windy Gap Village and we pay for the use of these areas.
- Becky Carneal has decided to step down as our Board of Directors president. As you know, the Board of Directors and committee leaders are volunteers. Please consider serving on the Board. We will ask for nominations or volunteers for the president, vice president and secretary positions. The current officers will be happy to assist anyone in the transition. The responsibilities of the various positions are as follows:

President

- Preside at all meetings of the Board of Directors
- See that orders and resolutions of the Board are carried out
- Sign all leases, mortgages, deeds and other written instruments

Vice President

- Act in the place instead of the president in the event of his/her absence
- Exercise and discharge such other duties as may be required by the Board

Secretary

- Record the votes and keep the minutes of all meetings and proceedings of the Board and of the members
- Serve notice of meetings of the Board and of the members
- Keep appropriate current records showing the members of the Association together with their addresses
- Perform such other duties as required by the Board

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 – Bo Carneal

Meeting adjourned 7:32 p.m.