

Belden Woods Estates Homeowners' Association

Annual Meeting Minutes - July 11, 2026

Meeting commenced 3:43 p.m.

In attendance: Millie Brown, Rick and Stephanie Lawson, Jeep and Tim Krohe, Melissa and Warren Burger, Charis Parr, Dave and Denise Tushingham, Brian and Wanda Taylor, Karen and Mark Bernardy, Brian and Carol Heatwole, Don Shelton, Nan and Mike Gagliostro, Pat Povtak, Andrew and Emily Hillaker, Andrew Bowman.

With attendees and proxies, we had a quorum.

Remarks from Tim Krohe:

Tim explained the rationale for HOA meetings; i.e. legal charter demands that we have an annual homeowners' meeting, as well as HOA board meetings throughout the year. We need to discuss the leaf and mowing process and obtain input from residents. We acknowledge the importance of community and connecting with our neighbors reminds us of the benefits of having this interaction, especially during power outages, storm damage, etc. Many of our neighbors are there to help each other.

Gratitude was extended to several of our residents for working hard to keep our community safe and beautiful and for those participating in organizing this meeting. Also, thanks to those who offer assistance to neighbors in need, especially for tree trimming, debris removal, sharing water, and anything that may arise. A special thanks to Warren Burger for the jackery (battery to allow us electricity to run the fans at the pavilion).

Committee Reports:

Architectural Review

Schneider House – Owners have indicated the house is complete, but they have not yet moved in.

Estes 36-acre lot – Building contractor was fired, so they are reassessing their plans.

Andrew Bowman - (Lot 13) A request was made and approved for installation of a fence.

Maintenance (Tim Krohe, Brian Heatwole)

Mowing and Leaf Removal – We will be having another new contractor for the mowing. Leaf remover has been instructed to NOT blow leaves onto properties but leaves are to be removed. We will also request an additional leaf pickup. Note: Property owners do have the responsibility to remove sticks and logs and other debris from mowing areas.

Road Paving – Brian Heatwole has work orders open with Franklin County and VDOT requesting stone fill in for deep edges along roadside and also for

resurfacing of our roads.

Belden Woods Entrance Sign – plans are under way to replace the sign frame.

Treasurer (Brian Taylor)

The budget was reviewed and approved. The dues will remain at \$300 per lot per year. We do have a surplus in savings. We discussed whether we should continue paying for mowing along the roadside and it was agreed by most that the mowing should continue.

Nominations and Vote for Board of Directors

Tim led the discussion. The following officers were nominated and voted in and will serve for the upcoming year:

President – Tim Krohe
Vice President – Rick Lawson
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 – Jeep Krohe and Pat Povtak

Open Discussion

Should we install ad “no soliciting” sign at the entrance to the neighborhood?

Brian Taylor and Tim will create a proposal regarding the installation of security cameras at the entrance to our community to track vehicles coming into our neighborhood. There have been a few instances in the past where law enforcement requested information and this would enable us to be of more assistance. Brian is suggesting a “game-type” camera which will not require internet access, but more to come on this topic.

A reminder that the pavilion and tennis courts are not part of our community. We rent the usage of these areas from Windy Gap Mountain Village. The new board for WGMV has just been appointed, so we would love to see our boards have a couple meetings together to discuss issues of mutual concern.

Meeting adjourned 4:32 p.m.

Additional Note: It was wonderful to see so many of our neighbors and meet many of our newcomers! Most stayed for the barbecue after the meeting and a good time was had by all. Thanks for participating in the meeting and offering advice/input on raised issues! *Also, we are looking for anyone who may be interested in starting/joining a Windy Gap Village liaison committee. Please contact any board member if you would like to join this committee.*