

BELVEDERE NEIGHBORHOOD ASSOCIATION

**Annual Meeting
September 17, 2008**

At 2:04 p.m. Peter Primiani called the meeting to order at the offices of Stonehaus, LLC. Lot owners present were Brett Harris representing 1 lot; John Desmond of Hauser Homes representing 36 lots; and Bob Hauser, Director, of Belvedere Station Land Trust representing 54 lots. Also present were Drew Holzwarth, Director; Mike Ball and LJ Lopez from Stonehaus. Absent was Stan Manoogian, Director; lot owner Bruce Schumann representing 1 lot; and Churchhill Homes/Eagle Construction representing 17 lots.

Peter reported the By-Laws require that a Quorum of fifteen (15%) percent of the lot owners be present. Currently there are 109 lots in Phase 1. Therefore the Lot Owner Quorum has been met.

Peter volunteered to be minute taker.

John Desmond moved that Stan Manoogian be removed from the Board of Directors. Motion Seconded. Passed.

John Desmond moved that Mike Ball be nominated as Director to serve out Stan's remaining term. Motion Seconded. Passed.

Developer's Report:

LJ Lopez, representing Stonehaus, LLC, presented the Developer's Report. LJ reported that Belvedere Boulevard would be base paved as it meets Rio Road by Friday, September 19th in time for Charlottesville Parade of Homes. 95% of the site work is now complete in Phase 1 of the Neighborhood section. All roads and alleyways have been base paved and will receive top coat once 75% of the construction has been completed in their respective block.

Fiber infrastructure will go live around October 15. Temporary service has been provided by Connexion. Temporary mailboxes have also been installed across from Fairview Swim Club.

Brett Harris asked LJ about the status of the playground and where it would be located. LJ reported the developer was considering two different site locations, the preferable one being on land owned by Fairview across the street from Churchhill Home's model house. The other location was on land owned by Belvedere Station Land Trust along Belvedere Boulevard, but on the south side of Fairview closer to the multifamily phase of the property. No decision has yet to be made about the playgrounds final location.

Financial Report:

Peter Primiani presented the financial report which showed a balance in the HOA account of \$6,021.00. See attached. Motion made to accept. Seconded. Passed.

Property Management Report:

Peter Primiani presented the property management report. A management agreement between Belvedere Neighborhood Association and Stonehaus, LLC has been executed. Management fees have temporarily been waived until January 1, 2009. Peter presented copies of the Belvedere Disclosure Packet and Dues Coupon Books which have been developed by Stonehaus. He also mentioned that the Belvedere HOA web site was now up and running and could be found at www.belvedereneighborhood.com/hoa.

Peter reported that Kate White had volunteered to assist with the Belvedere Newsletter which would be published on the website and e-mailed to the residents.

A contract had been signed with Time Disposal to handle the trash and recycling pickup. The contract will run through December 31, 2009. Weekly trash pickup is priced per unit at \$18.00 per month and recycling at \$6.00 per month.

Items from Owners:

Brett Harris reported that mail box delivery had not been properly setup with the postal service. Drew Holzwarth asked that LJ Lopez contact the post office to arrange for mail delivery. Brett also reported the temporary internet connect provided by Connexion was not working properly and that he had to purchase a wireless card from Alltel for high speed service. Drew Holzwarth moved that Brett be reimbursed for his added expense until permanent service is provided by Connexion around October 15th. Brett presented a bill for \$30.00.

Brett also reported that dumping was being done toward the rear of the property. Drew Holzwarth volunteered to look into the situation and will post No Trespassing signage. Drew will also arrange for the trash to be cleaned up.

Peter announced that the next Annual Meeting of the Belvedere Neighborhood Association will be held on Monday, September 21, 2009.

There being no further business, the meeting was adjourned at 2:53 p.m.

Respectfully submitted,

Peter F. Primiani