

Belden Court Owners Association
Annual meeting October 2, 2023
Presidents Report

Board Service

Karen Sevcik- President
Bob Buckheister- Vice-President
Dan Johnson-Secretary
Barb Moss- Treasurer

This board has served for 24 months

Landscape Committee

The committee is chaired by Carolyn Rosberg.
Members include Marcia Whiteford and Joyce Klimes.

We appreciate their time and caring and keeping our campus trees and shrubs, looking healthy and cared for. There was much to do after the derecho but to keep us in good form is ongoing.

Carolyn and her son Mike graciously place the flags out for display on the appropriate holidays.
Thank you!

Services

We are beginning our third year using Culvers for lawn services and snow removal. We have been very satisfied with their services!

We had lawn aeration done last fall (2022) for the first time in many years.

Several homeowners have commented on the good appearance of the lawns this summer. Our staying on top of the fertilization, aeration, weed control, and reseeding are paying dividends!

This has been a challenging year due to drought. The board made a decision to water six days a week, 30 minutes, each day to fight the lack of moisture. We felt that if we skimped on watering, we would be sabotaging our success with the overall lawn maintenance plan!

We had made a decision to repeat having aeration done again next fall, but because of extra water expense this summer and repairs to sprinklers, we decided to forgo next year's aeration.

We also will need to have Tru Green administer the injections to our four ash trees. This is a necessity for their health and well-being. It is done every two years.

Sprinklers

We have had expense with Schultz Inc. who takes care of our sprinkler system. Bob Buckheister has done yeoman duties on keeping them running and repaired. We needed several repairs after the street construction on Belden Court by both Bob and Schultz. This is obviously a large part of our budget and is ongoing. Thank you, Bob, for your care and concern with the system and working with Schultz. It takes time and patience and benefits everyone. It is much appreciated!

Street Construction

The three week repair project turned into 8–9 weeks. They have told us it should be good for 25 years because of adding extra supports for good stability that was missing before.

Thank you to the Belden Court residents for your patience and tolerance during the long process! It was very much appreciated. We are especially happy there was no cost to the association or residents for the street repairs.

Finances

Barb Moss will be presenting the treasurers' report. Thank you, Barb, for all your time and work on keeping us up-to-date with our financial necessities... An important job each and every month.

Lawn and Grounds

John Becker has once again been doing maintenance work for us. He has been adding rock, where needed, especially in the parking circle . He has also been trimming low hanging limbs from trees, spraying weeds, etc. We are happy to have him available to us.

Communications

Thank you to Dan Johnson for keeping everyone informed of the board's activities and necessary information. We can count on him to be precise, accurate, and on time. He has also been generous in helping execute our budget proposals.

We are blessed to have such dedicated board members who are always ready to do the job no matter what it takes. Bob, Dan and Barb are examples of what you want the board to be!

Respectfully
Karen Sevcik
President