

## **Minutes of the Belden Court Owners Association Annual Meeting – October 6, 2025**

The Annual Meeting of the Belden Court Owners Association was held on October 6, 2025, at Westminster Presbyterian Church. The meeting was called to order at 6:35 p.m. by our President, Karen Sevcik. Karen thanked everyone for coming. She then announced that she has asked Vice-President Bob Buckheister to assume the duties of President, because of health issues within her family.

### Secretary's Report

The Secretary said we have a quorum present. We have 4 proxy forms signed and 13 of the remaining 14 members are represented.

The reading of the minutes of the last Annual Meeting held on October 8, 2024, was waived, since the minutes were distributed to the members prior to this meeting. It was moved, seconded, and passed that the minutes be approved.

### President's report

Bob Buckheister gave the President's report. Culver's has been doing a great job again this year with lawn care and snow removal. Aeration of our lawns will be done next year. The cost of snow removal was less than budgeted this year. There have been problems with the Rainmaster lawn sprinklers. Some of the rainfall sensors have dead batteries that will be replaced next Spring.

Barb Moss resigned as Treasurer on August 15. Thanks to Barb for her years of service.

Ann Buckheister was appointed Treasurer. Thanks to Ann for setting up the procedures of the Treasurer.

We were able to repair the sidewalks in several areas. The city required us to have that done. We had funds available to pay for that since we paid less for snow removal during the winter.

John Becker has been a big help doing tree trimming throughout the year.

Bob welcomed our new neighbors, Susan Bednar and her son, John, at 3926 Timberline, and Bailey Dorrington, her two daughters, Madison and Audrey, and her parents, Terri and Kevin Dorrington, at 3915 Belden Court.

Carolyn Rosberg was appointed Secretary when Dan and LaVonne Johnson moved from their home. Bob thanked Karen for her 4 years of service as President of our Association. Karen thanked Bob and Ann for all they have done as officers of our Association.

### Treasurer's report

Ann Buckheister gave the Treasurer's report. She listed the duties of the Treasurer. Those duties include collecting the dues, checking on members' insurance, filling out tax and other forms, and helping set up the budget. All members are current with their dues. Ann asked all of us to contact our insurance agents and change our proof of insurance forms to be sent to Ann at her home address. Our Association funds are now in an account at US Bank here in Cedar Rapids. Ann will give each of us a form to sign that will allow direct deposit from our own bank accounts, into the Association at US Bank to pay our dues. Ann went over our account balances by month - as of 9/30/25. The balance in our account as of 9/30/2025 is \$28,055.84.

### Budget

Bob went over expenditures in the past year's budget. A large expenditure was tree trimming in back yards of Kathie Hudson and Kathy Cook, where large branches were hanging over their homes. Copies of the proposed budget were distributed. Bob went over items in the budget for the coming year. He asked for any questions regarding the budget. Joyce Klimes moved the budget be approved. Janice McGinn seconded the motion. MSP

### Landscape Committee

Bob asked for the report from the Landscape committee. Members are Carolyn Rosberg, Joyce Klimes, and Marcia Whiteford. Carolyn reported that the committee was asked by the Board to survey our area and note which trees needed trimming. That work was done and a report given to the Board. We were glad there was money in the budget this year to have that trimming done. There is money in the budget to plant a new tree on the corner of Timberline and Red Cedar next Spring. That tree will replace 3 trees that were originally on that corner.

### Next order of business: Election of voting Directors

Nominations from the Board are: Dan Walther, Bob Buckheister, and Donna Voss. Bob asked for nominations from the floor - there were none. A vote was taken and all nominees were duly elected. The Board nominated Ann Buckheister to be Treasurer, a non-voting member of the Board. A vote of the members was taken and she was duly elected.

There was no other old business and no other new business.

The meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Carolyn Rosberg  
Secretary