

Belden Court Owners Association, Inc.
Westminster Presbyterian Church
1285 Third Ave. SE
Monday, October 6, 2025

Call to Order- Bob Buckheister

Calling Roll and certifying of proxies- Carolyn Rosberg

Proof of notice of meeting- Carolyn Rosberg

Reading of the Minutes- Carolyn Rosberg

Reports of Officers

President's/Vice President's Report-Bob Buckheister

Treasurer's Report and Budget Presentation

Ann Buckheister,
Bob Buckheister

Reports of Committees

Landscape-Carolyn Rosberg

Election of voting Directors: Nominations from the Board

Dan Walther
Bob Buckheister
Donna Voss

Election of non-voting Director-Treasurer: Nomination from the Board

Ann Buckheister

Unfinished Business

New Business

Adjournment-Bob Buckheister

Executive Board of Directors Meeting

Election of Officers

BELDEN COURT OWNERS ASSOCIATION BOARD SERVICE

Karen Sevcik-President

Bob Buckheister – Vice President

Carolyn Rosberg – Secretary

Ann Buckheister – Treasurer

LANDSCAPE COMMITTEE

The LS Committee is Chaired by Carolyn Rosberg. Members include Marcia Whiteford and Joyce Klimes. We appreciate their time and effort in keeping our campus trees and shrubs looking healthy and cared for.

Thank you, Carolyn, Marcia and Joyce for your willingness to keep our campus looking its best!

TREES

Trees on the Hudson and Cook properties were professionally trimmed. It is now a much safer situation for those two yards and homes.

Many new trees were planted in the last decade, thanks mainly to the 2020 derecho. A major pruning and shaping program is strongly recommended for these young and middle-aged trees. This is reflected in the budget proposed for FY26.

LAWN AND SNOW SERVICES

We are beginning our fifth year using Culvers for lawn and snow services. We have been well satisfied with their services.

Lawn aeration was last done in the fall of 2022. It should be done every two or three years. It is budgeted for FY 26.

Snow-removal costs for FY 25 were far below budget; this subject will be addressed in the budget proposal for FY 26.

SPRINKLERS

We are using RAINMASTER again this year. Some of the control units and backflow devices needed replacement. More of the same is anticipated. The system was shut down early this year for tree work, as well as to reduce the attraction for digging by racoons. Grub-control treatment helps in that regard.

Most of the remote rainfall sensors have failed due to aging batteries, and a battery-replacement activity is needed for FY 2026.

FINANCES

Barb Moss resigned as treasurer August 15, 2025. Thanks, Barb, for nearly four years of volunteer service processing dues and paying bills.

Ann Buckheister was appointed to take over the treasurers responsibilities. Ann will be speaking to you regarding new procedures. Thanks, Ann for many hours getting things set up.

SIDEWALKS

Our sidewalks have needed attention for some time. The city had notified us that we could repair them, or they would, billing us. The board voted to have the association make the repairs. Three separate contractors were contacted for bids.

Delaney concrete company was the low bidder. They were able, with good weather, to complete the project in approximately nine days. Tripping hazards and tree roots were the main causes of all the work that was done. Safety was our primary concern and was our motivation to proceed.

LAWN and GROUNDS

John Becker has again been doing maintenance work for us. He has been trimming parking-circle bushes, spraying weeds and doing critter-control, jobs that need ongoing attention. We are fortunate to have John, as he is always prompt and cares about our campus.

COMMUNICATIONS

Carolyn Rosberg took over the secretarial position when Dan Johnson moved and left the board. Thank you, Carolyn. Your time and efforts were truly appreciated.

Thanks also to Dan, for his many years as a volunteer in various executive roles and best wishes to him and LaVonne in their new home.

COMMUNITY

The ladies of Belden Court continue to have their every-other-month luncheon at Elmcrest country club. The next time is Thursday, November 13, at noon at Elmcrest. Come and join the fun!

We also welcome our new homeowners. They are...

Bailey Dorrington and her two young daughters Madison and Audrey. Bailey's parents, Kevin and Terri Dorrington, also will be living with them at 3915 Belden Court.

and

Susan Bednar and her son John at 3926 Timberline.

We are so happy to have you as our new neighbors and friends!

A big "Thank you!" to our board and to the owners. Best wishes for a great year on Belden Court.

Respectfully,

Karen Sevcik
President, BCOA

And thanks, Karen, for four years of service as President and Chief Diplomat. BCOA has been fortunate to have your leadership.

Bob Buckheister, VP

Belden Court Owners Association, Inc.

Annual Meeting

Treasurer's Report

October 6, 2025

I assumed the position of Treasurer for the Association on August 15, 2025, after the resignation of Barb Moss. Per the Bylaws of the Association, Article V, #5: *The Treasurer shall have control of the funds and other property of the Association, shall keep the financial books and records thereof and shall pay vouchers approved by the Board or designate some person under his control to do so.*

These responsibilities include:

- Collect and record dues.
- Pay bills as authorized.
- Maintain a file of homeowners insurance coverage.
- Provide a monthly income & expense report to the Board.
- File an annual tax form with the IRS and a biennial report with the Iowa Secretary of State.
- Prepare an annual budget with the assistance of the Board.

All Owners dues are current. At a Board meeting in August, the Directors lowered the monthly dues to \$300 effective October 1, 2025. This was after reviewing the past 7 years of snow removal. It was determined that \$12,000 would be an adequate amount for the upcoming budget year. Should the actual amount exceed the \$12,000 budgeted, sufficient funds are available in our reserves to cover the amount. This will be discussed further in the budget presentation.

All Owners are current in providing the required "Certificate of Insurance". As a reminder, please advise your provider to change the mailing address for renewals to the official address of the Association which is 3869 Belden Court NE.

The funds of the Association were moved in August from the Palo Savings Bank to the US Bank in Cedar Rapids. To update the dues paying process and facilitate accounting, owners are asked to fill out the form provided for using ACH Direct Debit in paying the monthly dues going forward.

With the \$875 assessment per Unit earlier this year, we were able to build our reserve from \$9000 to the present cash balance of \$28,056.

Respectfully submitted,

Ann Buckheister, Treasurer

3869 Belden Ct NE

319-360-5921

The members of the Landscape Committee are Joyce Klimes, Marcia Whiteford, and Carolyn Rosberg.

In June, the committee was asked by the Board to walk through the area and report which trees needed trimming. We did that, and found many trees with dead branches, or, branches that were hanging over some of the homes. Some of the trimming needed a professional company to do the work, while John Becker was able to trim many other trees. That work has been done.

We also walked along Glass Road and looked at the evergreen trees. There were several "rogue" trees growing out of the evergreens, and, many weeds along the fence. John Becker has now removed those trees and weeds and the area looks much better.

We will be planting a new tree on the corner of Timberline and Red Cedar sometime in the Spring. That new tree will replace trees that were there in the past.

Thanks to all of you for taking care of the plantings around your homes - and watering them when needed. That helps to make our area look attractive.

Please contact one of the committee members if you have questions or concerns.

Many thanks,

Carolyn Rosberg