

Minutes
Belews Landing HOA Gathering
May 10, 2008

Jay Gardner opened the meeting and welcomed everyone. As we have had numerous questions regarding the management of the neighborhood, Jay explained who the investors were and who the Operational Manager was. There are five managers of Belews Landing Development Company, Bill Long, David Long, Sean Long, Jay Gardner and Bobbie Gardner.

All questions and concerns regarding the management of the neighborhood are to be directed to Sean Long – seanrlong@aol.com - 775-762-1633 or Bill Greco, Project Manager at 336-420-3723.

Comments were made that the maintenance is not being done on a regular basis and any concerns regarding this are to be directed to Bill Greco. Currently, the HOA dues are being used for electricity for the entrance, gate and streetlights; phone line to the gate and gate maintenance.

A question was asked, could there be a document that states what the HOA dues are to cover. Prior to taking over the subdivision, the HOA would need to inspect all amenities, roads, etc. to determine if they are in good and working condition. As an HOA, we have the ability to accept or deny based on condition of property. It was stated that Crows Nest streets would always be private due to the gate, but that all streets have been built to state standards.

Additional street lighting will be installed in the next couple of months as we can spot place lights throughout the neighborhood.

There is a new architectural review form in place; however, Jay & Bobbie have no knowledge of it. It should be made available to all homeowners. There is a concern that Bill Greco is the sole person approving plans, whereas in the past, there were three people. There should be an odd number to accommodate a tie-breaking vote. As managers, Jay & Bobbie are not in the loop with communications; therefore, could not answer numerous questions. Kim Hicks verified that Bill Greco was the only person approving the plans within the subdivision. Jay mentioned that Bill Greco was knowledgeable in plans and was a good guy to work with; however, there should be an odd number of people to ensure plan approval is done fairly.

The gate phone line is in Jay's name to save money as putting it in a company name would cause the rate to be double. Ben Yorks asked if the principals could change the development in a different direction. Jay explained that the principals are concerned

about their investment and return; however, they cannot change the restrictions without everyone agreeing to changes.

The master plan of the community was formed when it was developed. The amenity site has been established; cart paths are still being worked on. Sales dictate when the amenity sites will be completed. Jay & Bobbie encouraged everyone to stay in touch with Sean and Bill as the development company's goal is to make the neighborhood a success. Bill Greco is good about providing information and if he doesn't know, will get back with you. The swimming pool was slated to be installed last fall, but was put on hold. The residents would like a rendering to erect on site and feel this would be beneficial to sales, etc.

The question was posed; do we need a welcoming committee? No one volunteered for this at this point. Alice Yorks has a profile for new neighbors and she will be glad to update and send out at your request - AliceF81@aol.com.

The residents asked if the principals had been on site. Jay answered that they have visited the neighborhood a couple of times each year. It was explained that David and Bill live in Nevada and Sean lives in California and that there is a three-hour time difference when contacting them. Jay & Bobbie advised the homeowners to send emails as their requests will be in writing. The three managers that live out of state travel and sometimes there is a delay in their return correspondence. Bill Greco is making progress with the sign at Windward and the trails. No completion dates are known with regards to the cabana. There is going to be an earth bridge across the creek and there is an area leveled off for the cabana. The beach area is also getting some clearing done.

Wendy Hicks mentioned that the water is hard and requested that everyone contact Aqua to express our concern so they will add a water softener.

As of May 13, 2008, there is \$51, 245.12 in the HOA account.

Meeting was adjourned.