

MINUTES

Meeting of the Board of Directors' of Belews Landing
October 19, 2010, 6:00 p.m.
Steve Black's House - 212 Leeward Drive

Attendees: Steven Black and Bill Greco

The minutes of the prior Board of Directors on July 29, 2010 were reviewed, corrections made, and approved.

Steve Black reported that early attempts to repair the Crows Nest entrance gate after the lightning strike were unsuccessful. Seggars Fence Company has been contacted and should be diagnosing the gate problem within the next few days at a charge of \$341.00 for the inspection and diagnosis. Steve Black has put the Association's insurance carrier on notice of the potential claim. The Association's deductible is \$1,000.00 in the event this is a covered loss.

LOT 62 - The Board of Directors reviewed the letter from Eric Medlin, the attorney for Fidelity Bank, the owners of Lot 62. The letter purports to identify a problem with the flags and sod interfering with the septic system for Lot 62. Rockingham County recently provided a report that passed all of the septic systems at the septic field adjacent to the amenities site. This information was provided to Eric Medlin. Steven Black spoke with Eric who stated he advised his clients to have a third party disinterested expert review the situation, sell the property for \$2,000.00 less with full disclosure of the septic issue, or "dig it up". It is uncertain what benefit digging up a system would have for Lot 62.

It was voted by the Board to allow the sod, sand, line holes, and flags to remain on this area of the septic field at this time.

Duke Lease - The Board voted to provide the Association's attorney all the information available in the Association's file to review and make recommendations on addressing the payment of the Duke lease issue.

The decision of the Board of Directors from the prior Board meeting to install a fence across the non-paying lot owner's property was held in abeyance due to new information provided by one of the homeowners.

Letter from Duke Energy regarding violation of lease - It is anticipated by the Board of Directors that Duke Energy will be sending a letter regarding unapproved structures within the Duke Energy lease area. The Board will review the letter upon receipt to determine appropriate action.