

MINUTES

Belews Landing Budget Ratification Meeting
January 4, 2011
Steve Black's House - 212 Leeward Drive

Meeting began at 6:40 p.m.

Present: Steven E. Black, Ben York, Jay Gardner, Ron Wise, Carole Rush, Bruce Talmadge, Pam Black?, Broken leg lady, Ron (Patty)

The budget was reviewed. Questions were raised regarding the CPA's increased fees, collections, and reserve. A discussion took place regarding objection to the budget until the dues are "equalized" amongst the Windward section and the Crows Nest section. Steve stressed defeating the 2011 budget at this point would not effectively push that issue.

A discussion took place as to what vote was required to reject the budget. The Declarations were reviewed and the Planned Community Act was reviewed. Steve stated he would seek an interpretation from Richard Shoupe regarding ratification of the budget.

A vote was taken of those ten people present and eight of the ten present and voting rejected the budget. Steve to determine whether this vote rejects the budget.

Jay Gardner stated that the Sailing Point section of the community had \$750.00 listed as the annual dues. Steve to check with Dave Lanzie, the real estate agent handling sales for the development.