

MINUTES

Belews Landing Board Meeting

January 19, 2011

Steve Black's House - 212 Leeward Drive

Meeting began at 6:40 p.m.

Present: Bill Greco, Steven E. Black.

Prior meeting Minutes from November 9, 2010 were reviewed and approved.

Bid for management companies were reviewed and the Board voted to enter into a contract with Association Management Group (AMG) for \$325.00 per month for their "accounting only" services. Bill presented the Board of Directors with information to facilitate the accounting transfer to the management company. This information contained a CD Rom, updated list of owners and contact information, and historical information from mid-2008 forward. Steve Black reported that the Rockingham County Sheriff's Department informed him that the "yelp" sensor on the gate functioned properly and the Sheriff's department was able to open the Crows Nest gate. The Board is to send letters to the fire department, EMT, and Sheriff's department notifying them of the yelp sensor and the emergency entry code created for the gate by Wick Craig. The Board of Directors created an Architectural Review Committee pursuant to the Declaration which will consist of Sean Long, Steve Black, and one of the homeowners volunteer.

Architectural Control Committee

There was a discussion regarding the exterior appearance of property on the waterfront and agreement by all Board members that it is in the best interest of the Association for the Architectural Control Committee to make exterior appearance of the homes throughout the neighborhood to the highest standard possible balancing the need to have the neighborhood billed out as quickly as possible for purposes of future revenue.

The house on Lot 41 is nearing completion. It was confirmed that the plan for this property were approved by the Architectural Control Committee previously that consisted of Sean Long and Bill Greco.

Bill Greco has the proposed plan for Lot 63. The Board understands that a portion of the lot is contingent on approval of the plan. Bill will submit the plans to the full Board of Directors prior to approval.

The Board of Directors approved expenditure of \$686.47 to American Sign Shop for replacement of the Windward sign that was stolen. Two other bids were sought. Only one other bid was received for \$942.87.

The Board of Directors discussed whether the developer had an "exit plan" for the roads in the community. Steve reported that those members present at the Budget Ratification meeting in December 2010 expressed concern over the deteriorating condition of the roads due to development of Phase III and noted cracking and scaling throughout the Crows Nest community. Bill agreed to take this concern to the development company. Bill stated that the development company has a punch list from the Department of Transportation that needs to be completed for the roads in Windward to be taken under for State maintenance. The development company will be moving forward in an attempt to resolve that punch list.

The Board voted to move forward with a vote of the membership to increase the 2012 regular annual assessments by \$250 per year for all sections and phases of the community to put the association in a position to support the proposed pool and clubhouse. The Board of Directors confirmed authority to increase dues by ten percent pursuant to attorney opinion of Richard Shoupe. The Board to move forward immediately. The Board of Directors discussed the proposal from the development company to transfer two lots in Phase III to the Association, those lots being located in Phase III across the street from one another exposed as a drainage area. The Board of Directors acknowledged the concern regarding accepting a common area with no apparent benefit to the Association. Bill Greco reported that the municipality may require this as open space under the master plan. Further it was discussed that the development company may be willing to install a pathway to an observation area on the lot that is "waterfront".

The next Board of Directors meeting is scheduled for March 9, 2011 at 6:00 p.m. at 212 Leeward Drive.

NOT YET APPROVED AS OF MARCH 3, 2011