

## MEETING MINUTES

of the Board of Directors' of Belews Landing  
March 9, 2011 at 6:30 p.m.  
212 Leeward Drive, Greensboro, North Carolina

Present: Bill Greco, Steven E. Black, Alston Lewis, Jan Keeney,  
John Henson, Chrystal Atkinson, and David Rush

Steve Black reported on the March 16, 2011, meeting and the upcoming adjourned/continued meeting scheduled for March 16, 2011. It was discussed that the Board of Directors would make a concerted effort to obtain proxies for the upcoming meeting and those present went through the directory list to update information.

The Board unanimously voted to expand the number of positions on the Board of Directors from three to five. Chrystal Atkinson expressed interest in being on the Board of Directors. The decision to be made during the executive session.

The Board of Directors discussed the open position on the Architectural Control Committee and went through the names of those persons interested. The decision to be made in Executive Session.

Each member of the Board of Directors was given a copy of the proposed Bylaws for the Association.

Bill Greco presented the proposed Common Areas to be accepted by the Association. It was noted that there is an encroachment upon some proposed Common Area in Phase III. Adjacent property owner believed to be Rusty Cox. The Board of Directors voted to accept all Common Area from the development company other than that area with an encroachment. The development company to resolve the encroachment prior to the Association accepting title.

Bill Greco reported that the Association should make plans to maintain and care for the lakeside cabana and golf cart trails within the community. The Board of Directors to seek a quote for including this maintenance with the regular landscape contract.

Austin Lewis reported that the trails are suffering from erosion and damage from possible four wheelers and golf carts. The Board of Directors to meet Austin to inspect the trails within the next few weeks. Steve noted that the development company should bring the trail and cabana up to acceptable standards prior to the Association taking over maintenance responsibilities.

The Board of Directors unanimously decided to enter the management contract with Association Management Group.

The Board of Directors unanimously decided to enter into the annual landscaping contract with Brian Stanley for \$26,000.00 per year.

Bill Greco reported on the status of the State take over of maintenance for Windwood property.

There was some discussion regarding whether the replacement for the Windwood sign should be individual letters or one big sign.

David Rush suggested the Board of Directors look into a recycling option. David Rush to look into options and report back to the Board of Directors.

The Board of Directors ratified the \$15.00 per month late fee noticed on the 2011 invoices.

Austin Lewis agreed to chair the newsletter committee.

John Henson reported four wheelers, likely not residents of the Association, trespassing upon the common area behind his home.

The Board has agreed, at the suggestion of David Rush, to look into whether a dock will be permitted within the leased area for Belews Landing. The question was presented that if a lot owner obtained a dock permit from Duke Power could they put a dock in on the HOA's leased area.