



**BELEWS LANDING HOMEOWNERS ASSOCIATION
2011 ANNUAL MEETING NOTICE**

June 14, 2011

6:30 p.m.

Carolina Marina Event Center

548 Shelton Road

Stokesdale, NC 27357

Please take notice that the 2011 Annual Meeting of the Belews Landing Homeowners Association will take place on June 14, 2011 at 6:30 p.m. at the Carolina Marina Event Center.

Enclosed please find a Proxy for the Annual Meeting. If you are unable to attend and would like your vote counted, please complete the enclosed Proxy and give it to the person you name as your Proxy that will be attending the meeting or return it to Association Management Group, Post Office Drawer 10265 Greensboro, NC 27404 no later than Friday, June 10, 2011.



**BELEWS LANDING HOMEOWNERS ASSOCIATION
2011 ANNUAL MEETING**

PROXY

The undersigned, being the record owner of (address)

_____ within the Belews Landing Homeowners Association, hereby gives their proxy to _____ (name of person designated as proxy) or the Secretary of the Association if not otherwise indicated, with power of substitution. The proxy is hereby authorized as the owner's attorney-in-fact for the limited purpose of casting such owner's vote(s) and exercising any and all rights appurtenant at the adjourned/continued 2011 Annual Meeting called for June 14, 2011, and any adjourned or continuation of the 2011 Annual Meeting.

Executed this _____ day of _____, 2011

Mailing Address (es) _____

Owner Signature _____

Owner Name (Please Print) _____

Please give this original proxy to the person you have designated or mail it to:

Belews Landing Homeowners Association
c/o AMG
614 West Friendly Ave
Greensboro, NC 27401



2011 ANNUAL MEETING MINUTES
June 14, 2011
6:30 p.m.

1. Meeting was called to order at 6:43 p.m.
 - (a) Quorum confirmed
2. Board of Directors Report
 - (a) Bylaws and CCR's explained briefly
 - (b) Status Report of construction - Six homes are under construction
 - (c) Roads - It was discussed that new inspections may be needed for the Windward roads for turn over for state maintenance. The roads within Crows Nest also need to be inspected for possible needed repairs.
 - (d) Discussion of financial balance sheet and what management company does for the Association. A full discussion of the current financials was conducted.
 - (e) Discussion regarding the satisfaction level of the current lawn care.
 - (f) Discussion regarding the due date for full payment to Duke for the water front lease.
 - (g) Architectural Control Committee - Introduction of Architectural Control Committee members and discussion regarding Architectural Control Committee responsibilities. Members were reminded that all improvements require plans be submitted and approved by the Architectural Control Committee.
 - (h) \$200.00 increase passed to help fund future obligations for the clubhouse and pool.
 - (i) Windward sign was replaced after vandalism.
 - (j) Thanks to the Newsletter Committee for starting the Newsletter.
 - (k) Mike McBride reported on the proposed 28x40 pool and what warranties might be available. Brian Siemon raised the issue of a possible golf outing.
 - (l) Board of Directors reported on ongoing discussions regarding boat storage within the community.
3. New Business
 - (a) Bylaws for the Association were presented by the Board of Directors to the membership. After discussion the Bylaws were adopted as drafted with no objection from the membership.

- (b) A point of order was made that an agenda should be included in the Notice of Annual Meetings.
- (c) Collections - The Board of Directors explained the Association's collection policy which included possible lien and foreclosure of property for nonpayment, and payment plans. The Board explained its position that payment installment places are acceptable.
- (d) Mike McBride suggested bringing in a large dumpster or recycling dumpster. Board of Directors to investigate options.
- (e) Dave Keeney suggested two amendments to the Declaration to bring the Association more in line with the North Carolina Planned Community Act. Dave Keeney to provide proposed language to the Board of Directors.
- (f) The membership encouraged the Board of Directors to seek an official golf cart path to Carolina Marina.

4. Elections

- (a) A slate of five people interested in Board positions was presented to the membership. There were no further nominations from the floor. The slate was adopted by acquiescence. The Board members shall be Steve Black, Brian Seimon, Jan Keeney, Crystal Adkison, and John Hanson.
- (b) The membership agreed for the Board of Directors to determine amongst themselves who would have two year terms versus one year terms to create staggered terms as required by the new Bylaws. The Board of Directors shall also determine officer positions as required in the Bylaws.

5. Miscellaneous

- (a) Open Discussion
 - (i) Membership discussed volunteers working to help pick up dead trees and general clean up in the neighborhood.
 - (ii) Social Committee - The Board is looking volunteers for the Social Committee.
 - (iii) The Board of Directors stressed the need for owners to clean the cabana area if they use it. There have been major problems with substantial amounts of trash at that site.

6. Meeting adjourned at 8:04 pm.