

MINUTES
Belews Landing Adjourned Meeting
August 11, 2011

Present: Steven E. Black, holding 31 proxies, established quorum.

Quorum established with Steve Black, Brian Siemon, John Hansen, and Jan Keeney.

Minutes of the prior meeting on June 14, 2011 were read and approved.

John Hansen reported on the gate malfunction. It was reported that a surge protection system with a guarantee will be \$7,000.00 and repair of the current board could be \$2,000.00 if not covered by warranty. Until funds are available the Board of Directors voted not to repair the gate. Steve to reach out to development company to seek financial assistance for this repair and upgrade.

The Board of Directors voted to send one final warning letter from the Association regarding unpaid assessments then pursue small claims cases instead of lien and foreclosure route. This passed by the majority of the Board of Directors. Brian Sieman to head up this collection step.

Jan reported that invoice from Road Inspection Company need to be paid. Board of Directors voted unanimously to pay the bill.

The information from the Architectural Control Committee was shared including the status of all construction taking place. Nicole Gillespie was appointed to the Architectural Control Committee. Steve Black stepped off the Architectural Control Committee.

Brian Siemon reported on the status of pool and clubhouse construction. There was a discussion regarding hours and accessibility of the clubhouse upon completion. Brian to seek information from the development company as to initial intention.

It was stated that the Duke Waterfront Lease expires in 2013 and that discussions with Duke should include individual leases to be individually paid to Duke.

There was no new information regarding the boat storage area.

Jan stated that she would get with Dave Keeney regarding the paving estimates that were discussed previously.