



BELEWS LANDING HOA
BOARD OF DIRECTORS MEETING

January 24, 2012

In Attendance: John Hansen, Jan Keeney, Penny Glover David Rush, Tim Radcliffe, Bonnie Wrisley, Bob Wrisley, Brian Siemon, Steve Black, Carol Dobosy, Mark Dobosy, Mike McBride.

- I. President Black stated the requisite number of members were in attendance to establish a quorum.
- II. The Board unanimously approved minutes from the last meeting.
- III. President's report will be given under New Business.
- IV. No Vice President's report was given.
- V. Treasurer's report reflected a year-end balance of \$35,082.20. Earnings for the past year were \$6,741.28 due to the diligent pursuit of dues collection while expenses were \$104,723.00. Some line items were brought in under budget due to the change in management companies, and other items were brought in over budget due to gate costs.
- VI. No Secretary's report was given.
- VII. Old Business
 - a. The gate is working well and efforts are underway to have the circuit board covered by a warranty. The Board thanked Mr. Hansen for his continuing work in getting the gate operable. Gate remotes are available for residents by contacting Rick Craig.
 - b. A Certificate of Occupancy has been granted by Rockingham County for the clubhouse and delivered to the developer. A punch list of items to be replaced or improved has been presented to the builder and the Board will do an inspection of the clubhouse on January 29th. Plans for the pool are in the permitting process and the Board expects work to begin in the next two to four weeks. The contract with Aquatic Design is on file with the Board. A petition signed by several homeowners expressed concern about paying the additional \$200 when the pool is not available for use. (Dues are due January 31, 2012 and will be prepared to show an itemization of assessments. Revised 2011 invoices will be revised to show an itemization and sent to water-front homeowners.
- VIII. New Business
 - a. Discussion ensued regarding the potential for Rockingham County to assume responsibility for the roads in Belews Landing outside of the gate.
 - b. There are no firm plans for the boat and trailer storage area to be built. While this area was originally offered by the developed, the developer no longer is able to build it. The Board weighed the original and alternate locations and issues that could emerge with each

proposed location and design. The potential cost could reach \$100,000 and the Board discussed possible avenues to raise funds if the HOA chooses to build the storage area. Members suggested approaching the developer with a plan to share costs with him. A minimum of two and one half acres would be needed for this area. Residents expressed concerns about the proximity of the storage area to the well and the impact of the area on the aesthetics of the development. Further discussion was deferred until members can research options and costs in more detail. The Board voted to have Brian seek multiple estimates on costs for fencing, gravel, and other building needs for the boat and trailer storage.

- c. The above-referenced homeowners' petition listed other concerns and requested a meeting with the developer. The developer is planning to be in NC in the next few weeks and the Board will contact him to request he meet with homeowners. The Board will solicit specific questions via electronic mail from the residents prior to the meeting and give the developer these issues so he may prepare his responses.
- d. The Board will provide Duke Energy with specific information regarding the lease when they pay the power bill for street lights.
- e. The developer has solicited input from residents to decorate the clubhouse. The Board appointed a committee of three to develop ideas for decorations.
- f. Due to difficulties in granting last minute changes with the gate, the Board established a new policy that requires residents to request changes a minimum of three days in advance of their event. A board member will be trained to provide back-up for the gate manager. Currently, the gates are open from 6 a.m. to 6 p.m. and the Board will establish a new time-frame of 7:00 a.m. to 7:00 p.m. Law enforcement, fire and ambulance crews have 24-hour access to gated areas using the code given them.
- g. The Board voted to seek bids for landscaping after determining specifications for these bids. Members compared the Belews Landing entrance to the entrances for other developments and discussed how the entrance could be upgraded. The Board will pay the current landscaper on a monthly basis until a new contract is awarded.
- h. The four lots in the Estates section will be added to the records and invoiced.
- i. Bonnie Wrisley has offered to serve out the term of the Secretary until June and was voted to do so by the Board.
- j. No audits are being conducted on HOA financial records. The management company is only doing accounting functions. The Board sees no reason to conduct an audit at this time.
- k. The Board discussed the handling of surplus funds. Discussion examined the benefits of diverting these funds to investment or to dividing the funds for multiple purposes to include designating \$10,000.00 for general reserve and \$10,000.00 for road reserve. The roads in Crow Nest are not eligible for state care due to the design and the gate. Another option is to put the funds into interest-bearing certificates of deposit. The Board voted to use the same formula historically uses for fund allocation for the current surplus while the Board reviews financial options and other formulas.
- l. It was noted that the developer needs to resolve items on the punch list for the Windward roads before the State will take responsibility for these roads. The current punch list and

- road survey have expired. The Board will request a copy of the old survey from the developer and obtain an estimate on the cost of a new survey. If the cost is not prohibitive, the Board will entertain a motion to pay for the new survey. Residents can expect to meet state regulations for vehicles driven on public roads once the State assumes care of these roads. Concerns about current HOA rules that allow unlicensed drivers and/or minors to create potential hazards on roads or pathways were expressed and the potential for injury and liability discussed. John Hansen will draft a new polity for vehicles and distribute this draft to residents via the newsletter prior to the Board taking action.
- m. There is no road bond in place at this time. The Board will address this issue with the developer and determine who is financially responsible if existing driveways need to be rebuilt.

The next meeting of the Homeowners Association will be held on March 13, 2012 at 6:30 p.m.

Meeting site to be determined.

Respectfully submitted,

Bonnie Wrisley
Secretary