



**BELEWS LANDING HOMEOWNERS ASSOCIATION  
NOTICE OF CONTINUATION OF 2012 ANNUAL MEETING  
August 16, 2012  
6:30 PM  
Association Clubhouse**

Please take notice that the 2012 Annual Meeting of the Belews Landing Homeowners Association will continue on August 16, 2012 at 6:30 PM at the Association Clubhouse.

Enclosed you will 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, August 10, 2012.

The primary item of business at the meeting will be the election of the Board of Directors. The biographical information of the seven candidates put forward by the nominating committee is attached.

If you did not receive the July 2012 newsletter from the Association that was emailed on July 22, then the Association does not have your current email address. Please forward your current email address to [belewslandingnewsletter@gmail.com](mailto:belewslandingnewsletter@gmail.com).



**BELEWS LANDING HOMEOWNERS ASSOCIATION  
2012 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 2012 Annual Meeting called  
for June 18, 2012, and any adjourned or continuation of the 2012 Annual Meeting.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2012  
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 Association Management Group  
P.O. Box 10265  
Greensboro, NC 27404



**CANDIDATE BIOGRAPHY**

**NAME:** Steven Black

**ADDRESS:** 212 Leeward Drive, Stokesdale

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

I have served as the President and Vice President of the Young Lawyers Division of the Greensboro Bar Association.

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

I have four priorities for the Association:

1. Even handed and transparent enforcement of the recorded restrictive covenants.
2. Even handed and transparent enforcement of the architectural control powers of the Association.
3. Dedicating resources to social events to build neighbor relationships.
4. Resolving the Duke Energy Lease issue.

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE WITH OTHER HOMEOWNERS ASSOCIATIONS (E.G. SERVED AS AN OFFICER, LIVED IN A PLANNED COMMUNITY, WAS A PAID EMPLOYEE, ETC.)

I have served on the HOA Board for each of the communities Pam and I have lived in since 1999 – River Hills (500+ homes), Corbin Woods (18 homes), Hickory woods (60+ homes), and most recently, Belews Landing. I have held the offices of president, vice-president and secretary in one or more of these associations.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

I graduated from law school in 1999. Pam and I married that same year. We have two children, Ashley (23) and Justin (20). I began practicing community association law (HOA law) in 2001. With the opening of our firm’s Charlotte office in 2010 we are now likely the largest HOA firm in North Carolina.

Pam and I enjoy spending time socializing and spending time on the lake.

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**DEADLINE: JULY 20, 2012 AT NOON, EMAIL TO: [BNBWRIZ@HOTMAIL.COM](mailto:BNBWRIZ@HOTMAIL.COM)**



**CANDIDATE BIOGRAPHY**

**NAME:**  Penny N. Glover

**ADDRESS:**  220 Leeward Dr., Stokesdale, NC 27357

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

I recently served on the furnishing committee for the clubhouse and pool at Belews Landing.

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

I would like the community to work toward a common goal of creating an enjoyable, positive environment in which to live and raise our families. Moreover, in a questionable real estate market, I would like our community be one in which homeowners experience an increase in their financial investment. I believe this can be achieved through community involvement and effort by maintaining individual properties and common areas. In summary, I would like the development to flourish.

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I have always lived in developments with a HOA. In the past, I attended association meetings; however, I never served as a board member.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

I worked for 25 years as a Research Instructor and Associate Director of a clinical trial facility. I am an experienced coordinator, lecturer, author and member on an Institutional Review Board. I am currently self-employed and am a stay at home mom. I take great pleasure in decorating and caring for my home as I feel it is a significant financial investment and will only maintain its value, if it; and the surrounding homes are well maintained. I possess the ability to review information, form an assessment and form a rational conclusion.

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**CANDIDATE BIOGRAPHY**

**NAME:** Mike Lentz

**ADDRESS:** 172 Keel Ct., Stokesdale, NC 27357

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Served on numerous committees as a planning manager during business career.

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

I see our neighborhood as a desired destination with good neighbors. I see everyone's concerns being addressed so that a majority of the neighborhood lives with a minimum of stress. Currently, there are several key issues that need to continue to be addressed including relationships with Duke Energy, road repair and trail repair, just to name a few. I see a well-kept neighborhood with appropriate cost control to help keep annual dues as low as possible.

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No experience. Served as a volunteer pool and stable cleaner while living in another HOA community for 15 years.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

Wife- Carolyn (Carol). Three adult daughters and four grandchildren.

BS- Accounting, University of Kentucky.

MBA- University of Kentucky.

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**CANDIDATE BIOGRAPHY**

**NAME:** Michael McBride

**ADDRESS:** 333 Leeward Drive

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

23 years VP of a design and construction company specializing in public bid contracts. Duties included writing and compiling project specifications in accordance with all federal, state, and local codes, filing all necessary DEPA documents to comply with the Department of Energy and Environmental Protection Agency, designed drawings and plans and served as primary design consultant for several major engineering firms in NY, NJ, PA, and CT.

12 years licensed commercial and residential builder in NC and SC. Current member of the Greensboro Builder's Association.

Owner/Operator of a chain of martial arts schools in NJ. Served on the American Taekwondo Federation national instructor's panel. Instituted advanced teaching techniques and participated on the committee to develop the ATF National Instructors Manual.

Authored "Campus Confidence" a sexual assault prevention curriculum designed to help young teens progress safely into the college environment. The curriculum has been implemented into health education classes in high schools throughout the U.S. and utilized by state police, RAINN, and NCASA. The program has been featured on NBC, CNN, and the New York Times.

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

It is my sincere belief that the primary function of any HOA Board is to unite the community. The Board has a difficult task, in that it must be cautious not to implement unnecessary rules and regulations that may stifle the growth of the community as a whole. It should also show restraint and not impose rules that may tend to be over-restrictive to the point of infringing on the individual's right and privilege to enjoy the community amenities and/or their private property.

The Board should hesitate to "dictate and enforce," and especially avoid any appearance of "selective enforcement." Instead, it should arbitrate/mediate any community or individual concerns, adhering to the standards presently outlined within the restrictive covenants, while at the same time, making every attempt to promote harmony among all neighbors using a common sense approach to address any issue that may arise. In short, the Board serves the community --- the community does not serve the Board. In every situation, decisions should be based on what the Board deems best for the community as a whole and not on what may best serve the desires of any one individual.

In addition to the issues presently on the Board's agenda, I feel that it is imperative that the Board makes every effort to induce a climate conducive to the sales of all remaining lots as this initiative will dramatically increase overall HOA revenues and provide an increasingly stable reserve fund.

As a last issue; I think it would be beneficial to proactively seek a meeting with Duke Energy to establish exact parameters pertaining to the usage, restrictions, and obligations for the lakefront properties. There are currently some misunderstandings that could possibly impact the renewal of the lease agreement.

I respectfully submit my name as a candidate to be included in the upcoming Board election.

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE WITH OTHER HOMEOWNERS ASSOCIATIONS (E.G. SERVED AS AN OFFICER, LIVED IN A PLANNED COMMUNITY, WAS A PAID EMPLOYEE, ETC.)

I have been in a builder in approximately 10 HOA communities in the triad area with dozens of homes completed. During this time, I have worked directly with the developers, HOA boards, and on-site realtors to advance architectural review consulting and submissions, worked with Guilford and Rockingham county planning boards, and have dealt extensively with situations pertaining to HOA property procurement and amenities improvements. I have also resided in several HOA communities in Guilford County, NC and Monmouth County, NJ.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

I am married to Sherrie McBride, we have 6 children ranging in age from 22 to 32, and 3 grandchildren.

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**CANDIDATE BIOGRAPHY**

**NAME:** Donna Lee Sirkis

**ADDRESS:** 361 Crows Nest Drive, Stokesdale, NC 27357-7448

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

I am currently retired and recently moved to this area October 1, 2010; therefore I am not at the present time serving on any private/public boards or committees.

**Previous Experience:**

1998-2007: North Carolina Articulation Agreement Committee for Secondary and Community Colleges

1998-2007: North Carolina State Board of Education Curriculum Alignment

1998-2007: North Carolina Textbook Adoption Committee

1998-2009: Oberbeck Farms HOA

1998-2008: North Carolina and Charlotte Mecklenburg Curriculum Alignment and Pacing Calendar

1988-1998: Delaware Governors Council for the American Disabilities Act

1994-1998: Chesapeake Bay Girl Scout Council

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

I'm retired and transitioning myself from being a workaholic to enjoying the fruits of my labor; however, that also allows me to utilize/offer my past educational and professional experience to what I feel would be working to improve the communication, positive image and economic growth of our community.

All Belews Landing residents want to assure that their personal property maintains its value and increases over time. They want to feel that their investment allows them the ability to enjoy their home and living in this community in a peaceful manner. Promoting a positive image of our development within the community starts with having a clear concise mission and vision statement, assuring that our bylaws align with state laws and standards, following precedent on decisions made regarding acceptance or denial of application for changes to individual homeowners properties or future homes to be built that is consistent and aligns to HOA standing document of rules. Streamlining process so that application are available on line and tracking so that updates are posted as to what point the application is at. So my vision statement would be as follows:

**Belews Landing is a micropolitan development that strives to attract home owners seeking to enhance the quality of their life in a peaceful community of nature trails, amenities, and Belews Lake by:**

- **Investing in the community in order to protect property values and maintain standards.**
- **Demonstrate and Provide an enriched community that holds a sense of pride for where they live.**
- **Preserve and Respect the collective rights and interests of the homeowners.**
- **Cultivate and develop an active homeowner involvement to ensure a strong sense of community.**
- **Expect and require all homeowners to meet their individual responsibilities and to abide by the governing documents.**

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2005-2007 Quail Hollow Club HOA-Member at large

1998-2009 Oberbeck Farms HOA-Member at large, Treasurer, Vice President, Social Committee, and HOA Bylaw Compliance Committee

1983-1997 Shawnee County Club HOA- Member at large, Vice-President, and Road/Entrance Committee



1978-1983 Haven Lake HOA-Member at large and secretary

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

**Education:**

AAS Chemical Engineering (*Emphasis in Pharmacology*)

Bachelor of Science Accounting (*Emphasis in Auditing, Tax and Law*)

Bachelor of Science Marketing (*Emphasis International & Consumer Psychology*)

Bachelor of Science Business Technology (*Emphasis Software & ISO*)

Master of Business Administration (*Emphasis Contracts, Law and ISO*)

Master of Arts Education-Instructional Technology Specialist in Computers (*including NC Certification and License: 1) School Administration; 2) Instructional Technologist*)

Post Graduate/Doctorial work in the areas of Business, Law, Technology and Virtual Environment Education

**Professional Licenses & Certification:**

National Board Certified in the areas of Business and Marketing

North Carolina Teaching License in the areas of 1)Business Education, 2) Technology Education, 3) Marketing Education, 4) Instructional Technology, and 5)School Administration

North Carolina Department of Insurance Licensed Agent in the areas of Property, Causality, Life, Health, MedCare/MedGap and Long Term Care/Retirement

International Baccalaureate Organization Certified Instructor

Certified in Teaching Advanced Placement

Certified Six Sigma Black Belt

North Carolina Notary Public

Licenses I have allowed/allowing to lapse in "good standing" due to retirement are as follows: CPA, Broker, Series 7 and 9, and E-Agent with IRS

**Professional Background:**

**1998-2011 Lighthouse Insurance and Business Group, LLC - Owner**

- Provided Business and Marketing Analysis to Small to Mid-Size Businesses to Improve Sales, Management, Profits and Workforce Development
- Insurance Agent/Broker-property, causality, life, health, MedCare/MedGap, Long-Term/Retirement and Business insurance representing over the course of my company 20-25 different insurance companies all of which were ranked A or better by Moody's
- E-Agent certified with IRS to prepare personal and business taxes, represent clients in tax court and prepare/file business quarterly/annual tax paperwork/payments

**1998-2011 Charlotte Mecklenburg Schools-AP/IB International Business and Business & Personal Law Teacher**

- Primarily taught AP Business & Personal Law with one section of IB Business and Management
- Advisor FBLA, IB Honors Club, MOOT Court, and DECA
- District Coordinator Business Curriculum & Alignment/Pacing Guide
- District and State Textbook Adoption
- State Articulation Agreement Advisor for Secondary and Community Colleges
- State Curriculum Writer in the areas of Law, Business, Accounting, Finance, Computers, Marketing, Management and Entrepreneurship
- District and State Teaching Continuing Education Trainer





**2002-2008 McGraw Hill Publishing-Writer and Editor**

- Co-Authored "Business and Personal Law" textbook, including pedagogy, ancillary materials, study guides, web based activities
- Wrote pedagogy, thematic projects and web based activities for the following textbooks: "Entrepreneurship," "Business Management," "How to Write a Business Plan," and "Accounting and Finance"
- Edited and advised content layout for business, law, marketing and accounting textbooks to align with federal law, laws governing all fifty states board of education policies and national standards for each of these curriculum areas

**1991-1998 Complements Fine Jewelry, LLC-Vice-President of Marketing**

- Primary Responsibility design and implement all marketing and sales campaigns for corporation and external sales force in fifty states
- Conduct sales and marketing training, trade shows and acquire production contracts for services
- Monitor outlet sales branch

**1987-1998 Independent Business Solutions, LLC-Partner and Co-Owner**

- Provide research and file proper paperwork for individuals/companies to obtain a patent, trademark or copyright
- Performed business, marketing and accounting analysis to improve operations, receive grants/funding, or expand operations. This would include normally writing business plans, operational manuals, ISO operational manuals, grants or marketing plans.
- Provide on-site training of staff to implement production or operational changes

**1978-1986 Dentsply International, INC-Chemical Engineer Research and Development**

- Analyzed daily production operations for methods to reduce cost and waste while improving quality
- Wrote ISO Operational Manuals for variance operational production departments
- Developed alternative production material components to reduce potential hazards while improving costs and quality

**Personal**

I have two grown children that I have actively raised and participated in their lives through the following: Boy Scout Leader and Merit Badge/Eagle Scout Trainer/Advisor, Girl Scout Leader and Merit Badge/Gold Award Trainer/Advisor, 4-H Leader, Advisor for FBLA, MOOT Court, and DECA along numerous civic and community groups.

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**CANDIDATE BIOGRAPHY**

**NAME:** Richard Verner

**ADDRESS:** 169 Windjammer Lane

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

I currently serve on the Belews Landing Architectural review committee for the past 3 months and I have attended most of the Board of Directors meetings since November 2010.

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

A diverse family friendly community focused on working together to maintain the high standard of living we established when building or purchasing our homes. Maintaining and improving property values by ensuring all common areas are maintained to the highest standards possible and working together to establish realistic standards for all homeowners to maintain their individual homes so as not to adversely effect other home owners and negatively effect property values. I will work to foster a community where everyone feels respected regardless of our differences and the location and size of our home. Always remembering that this is a community where we need to respect each other and not feel that we are being disrespected and policed.

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE WITH OTHER HOMEOWNERS ASSOCIATIONS (E.G. SERVED AS AN OFFICER, LIVED IN A PLANNED COMMUNITY, WAS A PAID EMPLOYEE, ETC.)

I have lived in only one other planned community in Coral Springs Florida where I attended board meetings but was never a part of the board.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

Born and raised in Los Angeles California. Joined the U.S. Navy at age 17 and served 5 years active duty stationed in San Diego, California and Okinawa Japan and 7 years in the active reserves. Attended College at California State University Los Angeles and graduated with a B.S. degree and Industrial Technology and Aviation Administration. Hold a privates pilots license and have worked in the Airline industry for the past 25 years in management positions for American Airlines for 15 years and the past 10 years with Worldwide Flight Services Inc. as Director of Safety and Training for North America. Have lived in North Carolina for the past 6 years and have been partnered with Jose for the past 14 years. Hobbies include home renovation and house flipping. Jose and I own 3 other homes in Greensboro that are investment properties we rent out until the market is strong enough to sell for a profit.

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**CANDIDATE BIOGRAPHY**

**NAME:**     Bonnie Wrisley    

**ADDRESS:**     256 Windward Drive    

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

I was appointed to the NH Licensing Board for Alcohol and Other Drug Professionals by Governor Benson and served a 2-year term. We established statewide policies for licensure, complaints and investigations. I was designated the Women’s Treatment Coordinator for the State of NH and served on a national committee to develop gender-specific treatment protocols and practices. I was a member of the Dartmouth College PRC’s Best Practices Assessment Committee and helped gather and organize information about best Practices for the Assessment of Dual Diagnosis clients. I was Chair of the PA Victim Services Training and Technical Committee and developed training programs for victim advocates statewide. When our children were young, I served on countless committees for the PTA, Scouts, swim team, and other parent groups for their activities and sports teams.

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

I believe Belews Landing can become a community that balances the protection of the aesthetics and ambience of the community with a respect for individual style and recognition of autonomy over our homes. I value open and honest discussion, transparent governing, and a neighborhood that reflects pride in ownership. I believe we can evolve into a community that fosters harmony and goodwill. I envision a neighborhood that is considered by residents and non-residents alike to be a desirable place in which to live and enjoy the benefits of family, friends and community.

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I was appointed to the Belews Landing HOA in January to serve as Secretary and have held that position since then.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

Bob and I have been married for 33 years, have 3 children, and 5½ grandchildren. I have sold real estate, re-modeled one home and built another, and was a staff appraiser for Elmira Savings Bank for 3 years. I have a Masters in Social Work and have provided victim services, worked as an alcohol and other drug counselor, and am now an Assessment Counselor for Moses Cone Behavioral Health Hospital. I have worked for 2 state agencies, held 2 county-level positions, and worked for nonprofit organizations.

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BELEWS LANDING HOMEOWNERS ASSOCIATION ANNUAL MEETING

Continued to August 16, 2012

6:30 p.m. at the Belews Landing Clubhouse

I. ELECTIONS

- a. President Steven Black re-opened the adjourned meeting at 6:40 p.m.
  - i. Nominations were accepted from the floor. David Rush nominated himself.
  - ii. With no further nominations offered, the nominations were closed.
  - iii. All candidates were introduced and offered the opportunity to make comments about their vision for the HOA. All candidates were asked to answer questions posed by the Board and residents.
- b. Motion offered by Nominating Committee was read by Bonnie Wrisley (see attached).
- c. Background:
  - i. This year, the HOA is in an unusual situation in which all five members are being elected at the same time. The only way to establish the required "staggered two-year terms" is for some board members to serve for two years and others to serve for one year during the 2012 -2013 term. The nominating committee believes that it will be best for the five members themselves to establish the pattern for service. However, because the President and Treasurer play particularly key roles, and because "organizational memory" is important, the President and the Treasurer are to be elected to the two year terms because of the financial controls of these two officers and better continuity for the HOA.
  - ii. Motion:
  - iii. At the first meeting of the Board of Directors following this annual meeting of the Members, officers (President, Vice-President, Secretary, and Treasurer) shall be elected, as required by the HOA bylaws. To establish staggered two-year terms (as also required by the HOA bylaws) the persons elected President and Treasurer will serve two-year terms, and the three others will serve one-year terms. Beginning in June of 2013, all newly elected board members will serve two-year terms.
  - iv. Motion was carried and passed unanimously.
- d. Votes were collected and tallied by Austin Lewis and Kim Moore.