



**BELEWS LANDING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

October 22, 2012

- I. President Steve Black opened the meeting at 5:30 p.m. and established the necessary quorum by acknowledging the Board members who were present: Treasurer, Michael Lentz, Secretary Bonnie Wrisley, and Member-at-Large Penny Glover. Six community residents attended.
- II. The minutes from the September 19 meeting were approved.
- III. The Treasurer noted that the HOA had a surplus of \$79,000 as of September 30, 2012.
- IV. Old Business
 - a. Belews Landing HOA website: Austin Lewis reported the development of the website is proceeding without problems. Austin distributed an outline of the website and a timeline for publication (see attached). At our last meeting, Donna Sirkis offered to develop a Frequently Asked Questions (FAQ) page. Bonnie Wrisley will submit all past minutes to Austin for publication. Files, not pages, are able to be password protected (PWP). One PWP page will contain contact information for members, as permitted. The Board will entertain the option of having a page for classified advertisements submitted by and on behalf of BL residents. The next Board meeting will feature a live viewing of the website. The Board expressed gratitude to Austin for the countless hours of work on this project.
 - b. ARC: The ARC Committee was in attendance and was asked if they thought it would be helpful to add additional members to the Committee. Since the ARC must respond within 15 days to requests, and since the Committee usually circulates the plans and specifications to each Committee member to view, more members would add to the time required to respond. All communications with homeowners are sent via electronic-mail and the ARC agreed to copy all Board members on approvals and denials. ARC has set up storage for their documents/plans/specs on a G-mail site.
 - c. Increase in square foot requirements: As the developer has asked the HOA to increase amend the CC&R's to increase the mandate for minimum square feet, the following questions were posed:
 - i. Which lots would be covered under the amendment?
 - ii. Can it be phase specific?

A motion was made to move forward with changes to the CC& R's regarding the square foot increase. The vote was as follows: One Board member voted yes for only lots

owned by the developer at the time of the amendment; two Board members voted yes; one Board member voted no. Concerns expressed included the impression that the current standards are working well and need no changes, and the increase in square feet might eliminate the viability of the lots in regard to septic system regulations. The Board will draft a sample amendment for next meeting.

V. New Business

- a. 2013 Budget: The Board discussed delinquent dues. Suggestions included allowing the developer to delay paying his dues for a period of time or fund road repair in Crow's Nest in lieu of paying full dues. The developer owes dues on 26 lots, in the amount of \$21,450 for 2012. As the cost for road repair is unknown, it is uncertain if the amount owed will be offset equitably. Half of the money owed is from each section and as Crow's Nest has a special fund for road repair, a portion of the dues in arrears is owed to the road repair fund.

Common area expense is at \$30,000 for 2013. Penny Glover has created a bid letter and will be distributing it to at least four landscapers. The letter is specific as to services required (see attached). Scope of services should include a diagram of areas to be cared for. It was suggested that Penny bring two to three landscapers in to make recommendations and revise the letter to incorporate acceptable recommendations prior to distributing the revised bid letter. Absentee lot owners should keep their lots mowed on a reasonable schedule, i.e. monthly. The board discussed the possibility of notifying violators, requesting they cut their lot or offer to cut the lot for a predetermined fee. The Board discussed adding wood chips/mulch to the trails and paths; but agreed that decomposed granite works much better. The development trails have many dead trees that need to be removed. A volunteer committee will be formed to remove debris.

There is a separate reserve account for road repair in Crow's Nest. Lengthy discussion ensued regarding how funds for Crow's Nest roads will be accounted for, resulting in the consensus that these funds would be kept in separate accounts. The Duke Power lease remains on the budget and includes all lots. It was noted that clarification is needed as to the payment of and reimbursement by the development company for Lot 48.

Mike Lentz would like to submit this budget for approval at the community meeting as it now stands. Bonnie Wrisley made a motion to adopt the budget as it stands. Penny seconded it. The motion passed with a unanimous vote. The budget will be mailed with the notice for the ratification meeting. The November 6 date falls within the 10 day review period as required by the CCR's. Dues will remain the same.

- b. Street Lights: The HOA is adding 14 new lights for Phase III and pool road. Mike made two proposals and under one, the HOA would save over \$26,000 and under the second, the HOA would save over \$44,000. If the HOA purchased the lights, the initial cost would be \$25,000. Mike will contact companies that offer a lease-to-buy lighting system. See attached document for more information.
- c. Common Area Transfer: The development company has all of the necessary signatures and will complete the necessary paperwork for submission to the Rockingham County.

- d. The Board Errors and Omissions Insurance Policy: Two questions posed by the insurance company have been forwarded to the insurance company and we await their final approval.
- e. The motion to adjourn was made and seconded.

**The next Belews Landing Homeowners Association Board of Directors meeting will be on
November 27, 2012 at 5:30 p.m. at the home of Donna Sirkis.**