



**AGENDA**  
**BELEWS LANDING HOA**  
**BOARD OF DIRECTOR MEETING**  
**November 27, 2012**

- I. Establish Quorum: President Steve Black opened the meeting at 5:30 p.m. All five HOA Board members and six residents were present.
- II. Approval of prior meeting minutes: Minutes from the October 22 meeting were approved with changes.
- III. President's Report  
Duke Lease: Steve introduced Dale Brooks, a representative from Duke Power, whose responsibilities include managing Belews Lake property. The Duke Power lease is coming up for renewal in the spring and the usual term for renewal is five years. Dale feels BL is "pretty much locked in" to the current rate for the lease. Duke Power prefers the HOA control the lease and expects the HOA to address violations. Having individual homeowners sign leases directly with Duke Power is not an option. Dale does not anticipate any changes in the lease at this time, except for the addition of a clearer definition for clear cut methods. One of BL homeowners has cut more trees than Duke Power allows; Duke Power may require this homeowner to plant replacement trees. Duke allows homeowners to remove trees that may be dead or appear to be a safety hazard. Duke Power wants the developments around the lake to appear as natural as possible as well as protecting against erosion and maintaining aesthetics. Homeowners do not need to consult with Duke Power if they are planning to plant vegetation native to the area: however, property improvements must be approved by both the HOA ARC Committee and Duke Power. Duke Power maintains the right to flood to certain elevations. There has been a moratorium on building docks since 1992; however, a permit to build a pier can be purchased for \$46,000 as long as other criteria are met. Duke Power reserves the right to refuse these permits. Residents discussed the increase in noise pollution from boats on the lake. This is under the jurisdiction of a state agency. Dale has had complaints about people driving golf carts on the cart path that runs from Windward Drive to the Marina road. Duke Power plans to post No Trespassing signs on this cart path. Dale is willing to discuss a lease agreement for this path with an additional charge to the HOA.
- IV. Vice President Report: No report

- V. Treasurer's Report
- a. 2013 Budget – Ratification Meeting, dues invoice timing  
The budget ratification meeting will be held on December 11 at 7:00 p.m. at the Clubhouse. Dues are due by January 31. Late fees will be assessed on March 1, 2013. Mike Lentz made a motion to transfer \$14,100 (47 lots x \$300) from the General Fund to the Roads Fund. This amount represents what should have been transferred last year.
- VI. Secretary's Report: No report
- VII. Committee Reports
- a. ARC  
The development company is making changes to lots without ARC approval. The HOA Board will ask the developer to submit an application for these changes. Lot 89 has a construction delay due to financial issues. Lot 92 is progressing quickly. Approval was given for Lot 101 on Keel Court. Lot 122 is almost finished. ARC had a discussion with Mrs. Gonzalez about her dog run. They hope to resolve this by planting trees or shrubs in front of and beside the dog run or by asking the homeowners to move the fenced area to the back yard.
- b. Website/Newsletter  
Austin Lewis will publish a newsletter after the budget is ratified. Austin gave a presentation on the new website. The Board is considering allowing advertising and will develop a rate schedule. The Board expressed gratitude to Austin for the countless hours of work he has put into this project.
- VIII. Old Business
- a. Square footage amendment analysis  
Richard Verner distributed a summary of concerns that have been expressed by residents (see attached). Mike McBride described how an increase in square footage could actually reduce the value of neighboring properties if the price per square foot is less in the new homes. Other concerns are that future buyers will build houses that are exactly the current minimum amount of square feet as noted in the CCR's. Four Board members agree that increasing square footage will benefit the development, with one Board member opposed to the increase. Proposals are: 1800 minimum square feet for Windward houses (1 story) and 2400 minimum square feet for Crow's Nest houses (1 story). The square footage requirements for Sailing Point were not available; however, an increase of 400 square feet was proposed.  
It was suggested that the development company and builders, only, be subject to the new mandates. Individual lot owners who bought with the intention to build in the near future will not be subject to the new mandates. Mike McBride, Jay Gardner and Richard Verner will further research this issue and bring suggestions for changes to the next meeting.
- b. Streetlights – Contract and checklist  
The Board will sign the 10-year lease with Duke Power for Phase III and Sailing Point lighting.
- c. Common Area transfer  
The Board has the sufficient number of signatures, however, the transfer has been held up while the vote was confirmed.
- d. DOT takeover – Windward  
Steve received a letter from DOT and we reviewed the checklist included.

e. Landscaping bid process

Penny Glover contacted four landscapers and three submitted bids. With all of the variations in materials, we need to invite bidders in to discuss their recommendations.

f. Violation process

The ARC has instituted a “step-by-step” process for addressing violations.

IX. New Business

a. Wrisley ARC application discussion

Bonnie Wrisley asked the Board to waive the ARC’s requirements for fencing for 256 Windward Drive. Following a discussion of the materials and placement of the fence, and concerns about setting precedents, the Board suggested that Bonnie re-submit an application to the ARC with the new fence materials and design.

b. Survey of membership

Steve distributed a survey form developed by Bonnie Wrisley for discussion. The Board will e-mail changes to Bonnie in anticipation of distribution.

c. Gate remote purchase policy

Steve made a motion to reimburse Rick Craig for \$258 for new remotes. Motion passed.

X. Adjourn: The meeting was adjourned at 9:15 p.m.

*The next meeting of the Belews Landing Homeowners Association Board of Directors*

*will be on*

*January 8 2013 at 5:30 p.m. at the Clubhouse.*