

MEETING MINUTES
of the Board of Directors of Belews Landing
The Clubhouse
January 14, 2013
5:30 p.m.

Quorum established with Steve Black, Penny Glover, and Mike Lentz. Homeowners present were Brian Siemon, Mr. and Mrs. Gonzalez and Mr. Keeney

Bonnie, secretary, was out sick. Minutes of the last Board of Director's meetings will be approved at the next meeting.

Steve read an email from Richard Verner, of the ARC Committee, providing an update on ARC issues. That email is attached.

Austin Lewis reported from the Newsletter/Website Committee. The report is attached.

Old business:

The Board voted to move forward with the proposed square footage amendment. Steve to draft proposed language for amendment for presentation at the next Board of Director's meeting.

Street lights – have been installed in Phase 3 in Sailing Point and Clubhouse area.

DOT takeover – Steve shared a letter from the DOT dated January 3, 2013 with the punch list items. Steve to ask the development company what their intentions are in completing that punch list.

Landscape bid process – Penny Glover arranged for four landscapers to be present and present bids and take questions. The Board of Directors to review the bids for further discussion at the next Board of Directors meeting. Mike and Penny to meet and compare bids to confirm apples-to-apples bids. Informal Board of Director meeting scheduled for January 30, 2013 to discuss only landscaping.

Violation process – Tabled.

Survey of membership – Tabled.

Director and Officers coverage application – Steve reported that the underwriters are requiring even more information, despite two prior submissions. The outstanding questions were discussed. Mike Lentz to seek information from the CPA and tax returns for possible answers.

Common Area transfer – The Board voted to sign the Common Area transfer documents to facilitate the upcoming closing of Lot 73. This was discussed further in executive session.

New business:

Steve to send Dave Rush the signature document for the 2010 CC&Rs for signature.

Steve reported that insurance company has concerns regarding an individual caring for the pool as a CPO (Certified Pool Operator). Issue of future COP tabled.

ARC – Brian Stanley, the current landscaper, encouraged the Association to make sure any new septic pipes on the Common Area be of a reasonable height to avoid being damaged by mowing. The Board of Directors is asking the ARC to make this part of their process and inspection.

The Board of Directors is requesting to review the soil tests conducted by the landscaping company.

Duke lease – Board committed to drafting four possible lease approaches for presentation to Duke.

The Board adjourned the meeting at 8:30 p.m. and went into executive session.