



B E L E W S L A N D I N G H O A
BOARD OF DIRECTORS MEETING

March 18, 2013

Meeting Minutes

The meeting was opened by President Steve Black who attended by telephone. Other Board members present were Penny Glover, Member-at-Large, Mike Lentz, Treasurer, and Bonnie Wrisley, Secretary, thereby establishing a quorum.

I. MINUTES

- a. The minutes from the February meeting were approved after editing.

II. VICE PRESIDENT'S REPORT

- a. In the absence of the Vice President, this report was deferred.

III. TREASURER'S REPORT

- a. Treasurer's report: We have \$134,000 in the operating expense fund as of the end of February, 2013. Mike researched certificate of deposit (CD) rates. The current rates are so low it does not seem practical to deposit the funds in a CD. However, by designating our checking account as a "business account," we can earn a higher return with the potential of earning \$3,000 to \$8,000 in interest over several years. The Treasurer would keep records of which accounts are being used for investment so that the return is applied to the appropriate accounts.

IV. OLD BUSINESS

- a. Gate repair: The gate seems to be working today; however, some homeowners reported problems with their remotes. Problems will be reported to the gate company.
- b. Audit: No audit will be conducted at this time.
- c. Inactive house construction on Lot 89: To date, two telephone calls and one letter have been sent to this homeowner with no response. The Architectural Review Committee (ARC) has had no contact with the builder or the owners. The CC&Rs do not speak to building deadlines, specifically; however, the building permit, issued for one year, will run out by mid-summer. The property improvements, as they currently exist, may fall under the purview of the nuisance clause in the CC&Rs.
- d. Violation fees: The HOA Board needs to adopt a fee structure for violations of CC&Rs. Once the fee structure is approved, the ARC will send a registered letter with a plan of action for compliance. A second letter will be sent that will schedule a hearing with HOA Board.

- e. Directors and Officers insurance: The search for this policy is ongoing.
- f. Road repairs: The cost for Windward road repair is estimated to be \$70,000. The stone entrances for trails need to be off the road. One Windward home will need to put in a drain and another Windward home will need to alter their landscaping to meet requirements. The DOT has insisted that all mailboxes be moved to 15 inches off the road. Mike called Mailpost, Inc., who quoted \$70 per mailbox to move these for a total of \$1,960. Brian Stanley offered to move mailboxes. It was suggested that we contract with Brian Stanley to move the boxes and that the HOA pay this cost. Mailpost, Inc. reported they were never told the Windward roads would be turned over to the DOT. The development company has asked us to pay this cost and plans to have the roads repaired in May or June. A tree at the front entrance must be removed and nothing can be taller than 36 inches around the front entrance. The cost for the Crows Nest roads is unknown at this time. Adjustments will be made to ensure that Crows Nest fees do not fund this cost for Windward roads. Steve made a motion that we have the mailboxes moved now by Mailpost, Inc. and the HOA will pay for it. Mike will try to negotiate a lower price per box. The motion was seconded and passed. A road analysis conducted in 2011 stated there are 12 areas in need of repair throughout the development. One resident stated he is opposed to the HOA paying for these repairs that could run over \$100,000. The HOA paid for an engineering study in 2011; however, another study has been done recently and is much more "forgiving." (Per Ben Yorks). The 2nd evaluation was done by DOT as the first one expired. The Board intends to ask the development company to pay for the necessary repairs (outside of the mailbox move). We will ask for liens against Sean's lots. The suggestion was made that we do not fix Crows Nest roads until Phase 3 is complete.
- g. Clubhouse Turnover: Sean will turn the clubhouse and pool over to the Board in May. Our insurance company is requiring us to hire an outside company to function as a certified pool operator. This is considered a commercial pool and has to be visited by a certified pool operator and reported on daily. Brian Siemon will obtain bids from local pool companies for maintenance costs and ask them for advice on daily maintenance. There are no safety or health concerns with the clubhouse or pool (per Brian Siemon).
- h. Landscaping: The HOA will pay Brian Stanley through the end of March. Summerfield began work in the development on March 1. Weed killer has been applied.
- i. Assets and Investments: Corning Federal Credit Union (CFCU) offers 2% with a \$20,000 maximum deposit in a rewards checking account. CFCU requires members to sign up for an e-statement, and make 12 transactions a month using a debit card. Mike will do additional research on this investment potential and report at next meeting.
- j. Duke lease: Steve has a meeting with Dale Brooks tomorrow to discuss options for the new leases. The Board needs an outside attorney to negotiate with Duke Power and advise the Board on this matter. Leases come up for renewal in April. Currently the cost of the lease for the lot owners who refuse to pay is being born by the rest of the residents and being paid out of the operating budget. Dale Brooks would like to have our commitment of renewal for another five-year term soon. Dale Brooks conceded

that Stoney Point has individual leases but said individual leases will not be considered for Belews Landing.

- k. Legal representation: Two local attorneys have offered their legal services to our development: Michael Fox and William Benjamin. Steve will follow-up with continuing dialogue that will hopefully lead to a selection.

V. NEW BUSINESS

- a. Residents are complaining about the contractor's crews leaving trash behind. Richard Verner will contact builders to ask them to keep their sites clean.
- b. ARC Committee report: Lot 111 is under contract. Plans have been submitted for a detached garage that will sit on the easement.

The next meeting for the Belews Landing HOA will be held on

April 22, 2013

at the Belews Landing Clubhouse.