



**BELEWS LANDING HOMEOWNERS ASSOCIATION  
NOTICE OF 2013 ANNUAL MEETING  
August 22, 2013  
6:30 PM  
Association Clubhouse**

Please take notice that the 2013 Annual Meeting of the Belews Landing Homeowners Association will be held on August 22, 2013 at 6:30 p.m. at the Association Clubhouse.

Included on the agenda for the Annual Meeting are the election of two directors to serve two year terms and appointment of two vacant director positions, each for one year. Please find enclosed information for those members that have expressed interest in serving.

There will also be discussions regarding four proposed amendments to the declaration that have been suggested by members of the Association.

Also, 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 16, 2013.

Enclosed:  
Notice  
Proxy  
Proposed Amendments  
Candidate bios



**BELEWS LANDING HOMEOWNERS ASSOCIATION  
2013 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). 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 2013 Annual Meeting called for August 22, 2013, and  
any adjourned or continuation of the 2013 Annual Meeting.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

CONSENT AND AGREEMENT TO AMEND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BELEWS LANDING

I, the undersigned, consent and agree that the following language shall be included in, and added to, Declaration of Covenants, Conditions, and Restrictions for Belews Landing:

ARTICLE IV: COVENANT FOR MAINTENANCE AND ASSESSMENTS

SECTION 3. ADOPTION OF BUDGET AND FIXING OF ANNUAL ASSESSMENTS, MAXIMUM ANNUAL ASSESSMENT.

(a) At least thirty (30) days in advance of each annual assessment period, the Executive Board shall establish an annual budget and fix the amount of the annual assessments in advance for the following year. Within thirty (30) days of the adoption of any proposed budget, the Executive Board shall provide to all of the Owners a summary of the budget and a notice of the meeting to consider ratification of the budget, including a statement that the budget may be ratified without a quorum. In establishing such annual budget, and in fixing the amount of such annual assessments, the Executive Board, in its discretion, may consider other sources of funds available to the Association, including, without limitation, any subsidy by the Declarant, which subsidy, in the sole discretion of Declarant, may be in the form of a contribution. Any such subsidy or contribution in the nature thereof shall be disclosed as a line item in the budget. The payment of any such subsidy in any year shall under no circumstances obligate Declarant to continue payment of such subsidy in future years. The Declarant shall pay the regular assessment for any lot upon which it constructs a dwelling. The obligation of Declarant to pay the regular assessment for a lot on which it constructs a dwelling shall commence when the certificate of occupancy is issued. The Executive Board shall set a date for a meeting of the Owners to consider ratification of the budget, such meeting to be held not less than 10 nor more than 60 days after mailing of the summary and notice. There shall be no requirement that a quorum be present at the meeting. The budget is ratified unless at that meeting ~~seventy five percent (75%)~~ a majority of the Class A members of the Association, who are voting, in person or by proxy, rejects the budget. ~~Quorum requirements for such meetings are as established in Section 5 of this Article.~~ In the event the proposed budget is rejected, the periodic budget last ratified by the Owners shall be continued until such time as the Owners ratify a subsequent budget proposed by the Executive Board.

By my signature below, I am consenting to add the above provisions to the Declaration of Covenants, Conditions, and Restrictions for Belews Landing.

Date

House Number and Street

Signature

Printed Name

Signature

Printed Name

CONSENT AND AGREEMENT TO AMEND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BELEWS LANDING

I, the undersigned, consent and agree that the following language shall be included in, and added to, Declaration of Covenants, Conditions, and Restrictions for Belews Landing:

ARTICLE IV: COVENANT FOR MAINTENANCE AND ASSESSMENTS

SECTION 3. ADOPTION OF BUDGET AND FIXING OF ANNUAL ASSESSMENTS, MAXIMUM ANNUAL ASSESSMENT.

(d) Any proposed increase in the maximum annual assessments greater than ten percent (10%) of the previous year shall require approval by at least two thirds (2/3) a vote of the Class A Members entitled to cast at least two thirds (2/3) of the total votes of the Class A Members of the Association who are voting, in person or by proxy, at a meeting duly called for this purpose; provided, however, during any Period of Declarant Control, Declarant must also consent to such action.

(e) The Executive Board may fix the annual assessment at an amount not in excess of the maximum, subject to the provisions of Section 6 of this Article.

By my signature below, I am consenting to add the above provisions to the Declaration of Covenants, Conditions, and Restrictions for Belews Landing.

Date

House Number and Street

Signature

Printed Name

Signature

Printed Name

## CONSENT AND AGREEMENT TO AMEND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BELEWS LANDING

I, the undersigned, consent and agree that the following language shall be included in, and added to, Declaration of Covenants, Conditions, and Restrictions for Belews Landing:

### **ARTICLE IV: COVENANT FOR MAINTENANCE AND ASSESSMENTS**

SECTION 1. CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS. The Owner of each Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay:

(a) to the Association:

- (i) annual and other assessments and charges provided for herein, together with interest and late fees, costs and reasonable attorney's fees;
- (ii) assessments for reserve accounts, such assessments to be established and collected as hereinafter provided;
- (iii) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided; and

(b) to the appropriate governmental taxing authority:

- (i) a pro rata share of ad valorem taxes levied against the Common Elements; and
- (ii) a pro rata share of assessments for public improvements to or for the benefit of the Common Elements.

During the period of Declarant Control, for any recorded but unsold lot(s), not leased or rented to occupants, the Declarant will be assessed twenty five percent (25%) of the normal annual assessment for said lot(s).

### SECTION 2. PURPOSE OF ASSESSMENTS

~~(b) The Association shall establish and maintain an adequate reserve fund(s) for the periodic maintenance, repair and replacement of improvements to the Common Elements and those other portions of the Properties which the Association may be obligated to maintain. Such reserve fund(s) is to be established out of regular assessments for common expense.~~

(eb) All monies collected by the Association shall be treated as the separate property of the Association, and such monies may be applied by the Association to the payment of any expense of operating and managing the Properties, or to the proper undertaking of all acts and duties imposed upon it by virtue of this Declaration, the Articles of Incorporation and the Bylaws of the Association. As monies for any specific account or assessment are paid to the Association by any Owner, the same may be commingled with monies paid for such specific account or assessment to the Association by the other Owners. Although all funds and common surplus, including other assets of the Association, and any increments thereto or

profits derived there from shall be held for the benefit of the Members of the Association, no Member of the Association shall have the right to assign, hypothecate, pledge or in any manner transfer his membership interest therein, except as an appurtenance to his Lot. When any Owner shall cease to be a Member of the Association by reason of his divestment of ownership of his Lot, by whatever means, the Association shall not be required to account to such Owner for any share of the fund or assets of the Association, or which may have been paid to the Association by such Owner, as all monies which any Owner has paid to the Association shall be and constitute an asset of the Association which may be used in the operation and management of the Properties.

SECTION 3. ADOPTION OF BUDGET AND FIXING OF ANNUAL ASSESSMENTS, MAXIMUM ANNUAL ASSESSMENT.

~~(b) Until December 31 of the year in which this Declaration is recorded, the maximum annual assessment shall be One Thousand and No/100 Dollars (\$1000.00) per Lot in Crows Nest at Belews Landing and Five Hundred and No/100 Dollars (\$500.00) per Lot in Windward at Belews Landing, and may be collected in installments as the Executive Board decides from time to time.~~

(eb) The maximum annual assessment for each calendar year thereafter All Class A Members of the Association shall pay an annual assessment for each calendar year that shall be at a uniform rate for all Class A Members (for 2013 the amount is \$750.00 per year). This assessment will fund the general operations of the Association and certain reserve funds. The annual assessment shall be established by the Executive Board and may be increased by the Executive Board without approval by the membership by an amount not to exceed ten percent (10%) of the maximum annual assessment of the previous year.

SECTION 4. RESERVE FUNDS AND OTHER SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS.

(a) Private Roads and Gate Reserve: In addition to the annual assessment paid by all Members of the Association (for 2013 the amount is \$750.00 per year), Members who are part of the Crows Nest neighborhood shall pay an additional assessment (for 2013 the amount is \$550.00 per year) for the maintenance and repair of the Crows Nest roads and gate. The additional assessment will be collected from the owners of the lots that abut or are adjacent to the private road system within the Crows Nest neighborhood and shall be at a uniform rate for all relevant lots. Annual adjustments to increase or decrease this assessment shall be decided by a 2/3 approval of the members of those relevant lots that abut or are adjacent to the private road system. An account, separate from the general fund, shall be established for the Private Roads and Gate Reserve. The money in this account may not be comingled with other accounts and may not be used for any purposes other than those defined in this paragraph unless approved by a 2/3 vote of the lot owners that are funding the account. Loans may not be made from the Private Roads and Gate Reserve to another account or to the general fund without approval of 2/3 of the lot owners who are funding the account. Expenses that may be paid from the Private Roads and Gate Reserve are limited to: maintenance, repair, and resurfacing of the private roads; maintenance, repair, and replacement of the private entrance gate; routine expenses related to the operation of the entrance gate (such as electricity and telephone

charges); snow plowing or other unscheduled or unusual expenses of the private road and gate systems; and accounting costs associated with the administration of the fund. The HOA Board shall collect the assessments, manage the fund, pay expenses from the fund, and report the status of the fund at each meeting of the Association. The HOA general fund, derived from the annual assessment paid by all Members of the Association (currently [2013] \$750.00 per year), may not be used for any expenses for the maintenance and repair of the Crows Nest roads and gate.

The residents of the Crows Nest neighborhoods shall meet as necessary and outline an annual maintenance plan for the private roads and gate. That annual plan shall provide the HOA Board with the necessary approvals for directing the maintenance work and provide payment authorization from the Private Roads and Gate Reserve Fund to cover those expenses.

(b) Pool and Clubhouse Reserve: The Association shall establish and maintain a reserve fund for the Belews Landing Pool and Clubhouse. This fund shall provide for the future repair and replacement of the pool and pool equipment; and the clubhouse structure, appliances, HVAC, furnishings, and parking area. A line item for this reserve shall be included in the annual Association budget proposal and ratified by the whole membership as part of the annual budget approval process. Expenses paid from the fund are at the direction of the HOA Board. However, utilities and routine preventative maintenance of the pool and clubhouse shall be funded by the HOA general fund; the Pool and Clubhouse Reserve is for major repair and replacement of the building, equipment, and systems. An account, separate from the general fund, shall be established for this reserve fund. The money in this account shall not be comingled with other accounts. Temporary loans may be made from this account to the general fund. Loans require approval by a majority of the board of directors and will normally be repaid within 12 months.

(c) Other reserve accounts may be established by a majority vote of the Association membership.

In addition to the reserve funds and annual assessments authorized above, the Association may levy, in any calendar year, a special assessment for the purpose of defraying in whole or in part the costs of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Elements, including fixtures and personal property related thereto, provided that any such assessment shall have the consent and approval of the Class A Members entitled to cast at least two-thirds (2/3) of the total votes of Class A Members of the Association who are voting, in person or by proxy, at a meeting duly called for this purpose; provided however, during the Period of Declarant Control, Declarant must also consent to such action. All special assessments shall be fixed at a uniform rate for all Lots.

~~An additional Road Assessment may be levied by the Association against those lots that abut or are adjacent to any private road system within the development. Such additional Road Assessment shall be at a uniform rate for all relevant Lots for any maintenance, repair and replacement of the private road system, gate(s) and accessories. Such additional Road Assessment is subject to approval of the Class A Members of the Association entitled to cast 2/3 of the total votes of those relevant lots that abut or are adjacent to the private road system. These assessments may be~~

~~collected on a monthly, quarterly or semi-annual basis, as determined by the Members approving such assessments.~~

SECTION 5. NOTICE AND QUORUM FOR ANY ACTION AUTHORIZED UNDER SECTIONS 3 AND PARAGRAPHS (b) and (c) OF SECTION 4.

Written notice of any meeting called for the purpose of taking any action authorized under Section 3 and paragraphs (b) and (c) of Section 4 of this Article shall be sent to all Members not less than fifteen (15) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast twenty percent (20%) of all the votes of each class of Members of the Association shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

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By my signature below, I am consenting to add the above provisions to the Declaration of Covenants, Conditions, and Restrictions for Belews Landing.

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Date

---

House Number and Street

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Signature

---

Printed Name

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Signature

---

Printed Name



# BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)

## CANDIDATE BIOGRAPHY

**NAME:** \_\_\_\_\_ Bernard DeGree \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ 806 Ragsdale Road Jamestown NC 27282 \_\_\_\_\_

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; and have been since 2010. In the past, I served on a HOA board in the Oak Ridge NC Community.

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

I believe the Belews Landing Community is one that has great appeal and a lot to offer as it pertains to quality of life. I will work toward a common goal of creating an enjoyable, positive environment in which to live; much like my current and past responsibilities as a Belews Landing ARC member. For our community to grow it is important to have a well-balanced relationship with all stakeholders of in which homeowners and the developer alike are actively involved in maintaining and improving property values through a collaborative effort. Despite the current economic conditions, Belews Landing continues to grow has evidence of new homes that are in the planning stages and under construction. It is vital to continue our efforts in resolving open issues and encourage all stakeholders to work towards fair and reasonable solutions in maintaining our community in which we can be proud to call home.

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 served as a Stonehenge HOA board member in Oak Ridge NC for two terms. I was very active in the upstart of the HOA and enhancing the neighborhood entrance by personally making the front entrance signs and installing the signage lighting.

As it pertains to Belews Landing:

Beside the developer, I was the first person to buy into the Belews Landing Community. I saw the potential to this development before the roads were even paved. My involvement over the years has been to offer my services where I can. Much like my past HOA responsibility, I take great pride in the community I live in. I helped install the lighting at many of the entrances to the BL neighborhood. Additionally, I assisted Rick Craig on the initial startup of Crows Nest's gate entrance.

When buying my lot I immediately cleared the building site and selectively cleared the wooded areas to give it a cleaner appearance. In addition, I designed and installed landscaping around the perimeter for better curb appeal.

I have served on the ARC since 2010. Along with the other ARC members, we have implemented processes and infrastructure along the way to expedite the approval process. The cohesiveness of the ARC is due to professional respect and teamwork that we foster among our group. We believe that our neighbors who submitted their plans in the past have benefited from our lean processes and that as a whole the community is pleased with the results.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

On a personal level, I am married with 3 children living in Jamestown NC. I am an outdoorsman and love being out on the water. We bought in Belews Landing in hopes to build our retirement home someday.

As a professional, I am Business Development & Sales Executive with a focus on turnkey technology solutions (Hardware, Software, & Services) in Retail, Multi-Use Commercial Real Estate, Education, Healthcare, & Data Centers. Experienced with Manufacturing Processes, Operations, National Accounts, New Business Development, Marketing, Distribution Channels, Commercial Construction, IT Infrastructure, Cabling Solutions, Security Technology, RFID, Self Service Kiosks Solutions for Healthcare, Transportation & Retail Space

THIS INFORMATION WILL BE SHARED WITH THE BELEWS LANDING HOA MEMBERSHIP.  
**WE THANK YOU FOR YOUR INTEREST IN SERVING ON OUR BOARD OF DIRECTORS!**

**AUGUST 2013 ELECTION OF OFFICERS**

**BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)**

**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 currently serve on the Belews Landing Board of Directors. In the past, I 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, I would like our community be one in which homeowners are actively involved in maintaining and improving property values through personal and joint efforts. I believe we need to continue our efforts to resolve the Duke Energy Lease issues, address road repairs and trail repairs and encourage community involvement.

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 always lived in developments with a HOA. Prior to my involvement with Belews Landing, I attended 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 at West Virginia University. I am an experienced coordinator, lecturer, author and past member on multiple boards and committees (WVU Institutional Review Board, American Cancer Society and American Lung Association). I have conducted workshops/trainings, served as a guest lecturer, and consulted with multiple hospitals and health care facilities throughout the world. I am currently self-employed and a stay at home mom. Although my professional career was very fulfilling, I find that this current phase of life, spending time with my family, is most rewarding.

THIS INFORMATION WILL BE SHARED WITH THE BELEWS LANDING HOA MEMBERSHIP.  
**WE THANK YOU FOR YOUR INTEREST IN SERVING ON OUR BOARD OF DIRECTORS!**

# BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)

## CANDIDATE BIOGRAPHY

**NAME:** \_\_\_\_\_ Mike Lentz \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ 172 Keel Ct., 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 currently serve on the Belews Landing Board of Directors. 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.

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. )

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.

THIS INFORMATION WILL BE SHARED WITH THE BELEWS LANDING HOA MEMBERSHIP.  
**WE THANK YOU FOR YOUR INTEREST IN SERVING ON OUR BOARD OF DIRECTORS!**

**AUGUST 2013 ELECTION OF OFFICERS**

# BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)

## CANDIDATE BIOGRAPHY

**NAME:** Sherrie 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.)

1. YWCA, Grand Rapids MI, Sexual Assault Team, Incest Forum Speakers Bureau and Intervention Liaison
2. Spectrum Health Nursing Education Wound Care Committee/KCI Wound VAC Trainer
3. Hospice Crisis Intervention Committee Chair

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

If I were to put forth a candid observation, it would be that I sense there exists a divide within this community. Although we are comprised of Crow's Nest, Sailing Point and Windward, we are all neighbors within, "Belews Landing".

As residents of Belews Landing, we seek to maintain, and hopefully increase, our home values by preserving the integrity of our development as a whole. I believe that we as homeowners share the same goal; to live in a safe environment --- free from harassment, drama, and over regulation. I also believe that as a community, we all hoped that when we purchased our land and/or homes, that we would enjoy a balance of neighborly accord while establishing new friendships for ourselves and our children. I am confident that this is an achievable goal.

It is my opinion that the board's main objective is to "serve" the community. In order to fulfill this commitment, the board has an obligation to meet the community's expectations:

1. Sound judgment
2. Fair and equitable treatment---decisions designed to protect the interest of the neighborhood
3. Transparency--- to ensure checks and balances

A board member should be mindful to exercise open discussion and thoughtful consideration to perpetuate the interests of the neighborhood and cautious to avoid the appearance of catering to select individuals.

We have a vast amount of intelligent and talented residents within the Belews neighborhood. It would be my goal to encourage feedback and utilize these resources to advance the aforementioned goals.

As a board representative, I would remember three rules that have served me well; things are not always as they appear, respect is earned ---not demanded, and conversation is key to good relations. As a candidate for your board, I would do my best to listen to my neighbors, and represent the community with respect and integrity. It would be my honor and privilege to serve this community as a member of the Belews Landing HOA Board.

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 resided in four communities in which an HOA was present. I have not had the opportunity to serve on an HOA Board.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

Graduate of New York State University/Regents with attendance at University of Minnesota Duluth. Graduate with a Bachelor of Science, RN/BSN, major in Abnormal Psychology. Certificate Legal Nurse Consultant

I have had the good fortune to have a myriad of diverse opportunities in the medical field to include; consulting, trauma, hospice, wound care, management and teaching. This background allowed me to obtain a job with the United States Federal Government, furthering my career with 4 years of training in Federal Law. This training is ongoing due to the ever changing regulations and protocols. I now serve the government as an adjudicator and work from home assisting our veterans. Serving as an adjudicator for over ten years, my job requires research, the ability to read and understand case law, and court mediation. I feel that this experience may be helpful if allowed the opportunity to serve the Belews Landing Community as a board representative.

I am married to Michael McBride and we share six grown children, four grandchildren and of course Tucker our human/dog.

THIS INFORMATION WILL BE SHARED WITH THE BELEWS LANDING HOA MEMBERSHIP.  
**WE THANK YOU FOR YOUR INTEREST IN SERVING ON OUR BOARD OF DIRECTORS!**

**AUGUST 2013 ELECTION OF OFFICERS**

# BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)

## 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 16 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 affect property values. I will work to foster a community where everyone feels respected regardless of our differences and the location and size of our homes. 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 26 years in management positions for American Airlines for 15 years and the past 11 years with Worldwide Flight Services Inc. as Director of Safety and Training for North America. I have lived in North Carolina for the past 8 years and have been partnered with Jose for the past 16 years. Hobbies include traveling and home renovation/house flipping.

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**AUGUST 2013 ELECTION OF OFFICERS**



**MINUTES of ANNUAL MEETING**  
**August 22, 2013**  
**Association Clubhouse**  
**6:30 p.m.**

Meeting start time: 6:35 p.m.

Quorum was established.

**Officer Reports**

President Report and Vice-President Report—None

Treasurer Report—Mike Lentz provided an overview of the finances for the Association.

Secretary Report—All minutes are up to date and are online

**Committee Reports**

Communications Committee—Gave report and requested additional volunteers.

Architectural Committee—Gave report.

Roads Committee—No report.

**Old Business**

The board of directors gave an overall summary of the accomplishments for the last year.

**New Business**

Amendment discussion: David Keeney reported on the status of the amendment project. The board of directors committed to offering additional time for questions on the square footage amendment.

Pool and clubhouse will be open until September 30, 2013, as agreed by the development company.

**Open Discussion**

There was no open discussion.

## **Elections**

As there were four candidates for four open positions, the following candidates were elected by acclamation:

Penny Glover

Mike Lentz

Sherrie McBride

Richard Verner

(At a subsequent meeting of the new directors, it was decided that Penny Glover, Sherrie McBride, and Richard Verner will serve two-year terms and Mike Lentz will serve a one-year term.)

## **Miscellaneous**

The board of directors thanked the membership and each other for the service over the last year.

There was a motion to adjourn that was seconded and approved. The meeting ended at 7:45 p.m.