



Meeting Minutes
Of the Board of Directors of Belews Landing
The Clubhouse
September 26, 2013
7:00 PM

A Quorum was established with Board Members Sherrie McBride, Penny Glover, Mike Lentz, Richard Verner and many homeowners in attendance.

Last months meeting minutes were not available and were not read or approved.

Newly assigned Board member positions were announced; Sherrie McBride President, Penny Glover Vice-President, Mike Lentz Treasurer, Richard Verner Secretary and Steve Black Director at large.

No President, Vice President or Secretary reports were given due to officer turnover.

Treasurer report: Current balance in the general fund is \$65M at the end of August, 2013. A cash flow projection based on expected expenditures for the balance of the year would estimate a year-end balance of approximately \$10M in the general fund. ARC report: No new projects, one revision has been submitted and approved on Lot 11, Puckett drainage repair project is delayed waiting for contractor to start.

Communications Committee Report: All meeting minutes are now on the web except for August. A disclaimer has been added to all messages for homeowner sponsored events advising to exempt the Board. A question was asked about the new Duke lease so that a copy could be posted on the WEB. The Board will follow up and advise. In November there will be new updates to the HOA website which will require password access. It was asked where do questions go that are asked on the HOA website. No one knew for sure and the Board will investigate. Linda Overton has volunteered to assist on the committee and her addition to was approved.

OLD BUSINESS

A landscape update was given and asked the membership if they were satisfied with the work the current landscape company was providing and should we extend current contact or bid it out. After group discussion, it was recommended and agreed to confirm if the landscape company would extend at the same rate plus, get other bids to ensure we are getting the best deal. It was also requested that the Board get a quote to repair washed out areas along crows nest and Windward where the new asphalt is higher. Also, the Board is working with Belews Landing resident Michael Bailey to repair the bump on the walking trail from Topside. Repairs were put on hold pending funding.

There has been no response from Sean Long, the developer on the proposal from the Board regarding the pool and clubhouse. The new Board will strive to establish dialog to work towards a resolution as soon as possible.

The Board will meet to consider volunteers for the ARC vacancy. Volunteers were, Bobbie Gardner, Mike McBride, Roger Tumlin, Lisa Poulos and Linda Overton.

Lot 89 update was given following a meeting with the homeowner who has agreed to clean and fence the lot by next week. He is working on securing financing with the promise that if construction is not started by Dec 1 that he will remove all construction materials and fill in the lot.

Update was given on the turnover of the Windward roads to the DOT which is expected to be completed by November or December.

The three CCR Amendments signature collections have resulted in the required 67% for approval and the Board will verify the count, sign a letter to have Rockingham County record the changes.

NEW BUSINESS

The October Board Meeting will be when the annual budget will be presented and discussed.

Two proposals came from the floor; one was to move the budget meeting to February which would give more time to prepare the annual budget. The other was to increase the size of the ARC committee from 3 to 5 persons. The Board will discuss during executive session.

A motion to create a Crows Nest roads committee to prepare a plan and budget for roads repair annually was approved. Volunteers for the committee were Dave Rush, Ben Yorks, Rick Craig and Dave Keeney. They also requested that the Board contact the developer to determine if there is a warranty still in place for Yardarm Ct and if we can get the engineering records.

The next board meeting was scheduled for Thursday, October 24 at 6:30.