



Meeting Minutes
Of the Board of Directors of Belews Landing
The Clubhouse
October 24, 2013
6:30 PM

A quorum was established with Board Members Sherrie McBride, Penny Glover, Mike Lentz, Richard Verner, and Steve Black in attendance.

The September meeting minutes were read and approved.

Treasurer Report: 41K is currently in the general fund, which is lower than last month because the Duke lease was paid. 10K is in the pool fund, 48K is in the Crows Nest roads fund. The need for a 2014 possible dues increase will be discussed during the budget meeting immediately following the general meeting.

Vice-President Report: Landscape request for bids have been sent to four companies; Second Nature Landscaping Inc., One Guy and a Machine, T&T Lawn Care, and Treeline Landscaping & Nursery. Bids will include separate quotes for the golf course and pool area in preparation of taking over from the developer. It was also suggested that we get bids for the pool service and what frequency service is required by Rockingham County.

ARC Report: Turnover to the new ARC committee was accomplished on October 9th. Lot 4 has installed approved landscaping. The ARC is working on a draft outline of ARC procedures, which will be submitted to the board for approval. Lot 13 removed trash and brick that had remained after construction was complete. There was a complaint about the Puckett drainage repair project, which has been resolved.

Communication Committee Report: Linda Overton has decided not to be on the committee so volunteers interested in joining the committee please contact Austin Lewis or the Board. Still need the meeting minutes from the August Board meeting to post on the website.

Crows Nest Roads Committee Report: On September 9 some committee members walked the roads to review and document the visible areas needing repair with an estimate of 14,500 square feet needing repair. Yardarm cul-de-sac is in the worse shape and appears to be continuing to slide and separate. The developer has been notified and will contact the contractor to see what can be done to correct the problem. Land Solutions blue prints were sent to Dave Keeney with core sample reports to compare with repairs needed. 2014 roads budget will include estimated funds for gate maintenance.

OLD BUSINESS

The board has agreed to stop using the Gmail account for complaints and will include board member email accounts instead.

The legal document to send to Rockingham County to revise the CCRs to include the new amendments has been drafted and is ready to send to Rockingham County.

NEW BUSINESS

Lot 60 was foreclosed on and sold at auction. It was questioned if we can collect past dues owed from the new owner. The board will investigate.

The clubhouse wireless internet now requires a password and no one knows what it is. The board will investigate.

A new social committee has been created and the volunteer committee members are; Jeannie Renken, Bonnie Wrisley, Michele Browning, and Carol Lentz. They will set up community social events.

The golf cart trail from Topside Court has a large rut needing repair. Mike Lentz and Mike McBride volunteered to take on this repair project.

There will be a sales and marketing event sponsored by Re/Max and the developer, hosted by Nicole Gillespie to raise awareness of lots available for sale. The event is on Sunday November 17 and will feature a balloon ride and children's bounce house.

The meeting was adjourned and everyone was invited to the McBride's house for the budget meeting.

BUDGET MEETING

The board will look to find ways to be more cost effective including looking for a less expensive management company.

D & O insurance has been purchased to cover all past and present board members as well as their spouses and all committee members.

In 2014 there will be an audit of the books.

Aqua Water is looking for a 20% increase, which could affect the 2014 budget.

There was discussion as to the CCR requirement to inspect off site septic field annually rather than making that a responsibility of each home owner. Also discussed was the need to continue to maintain the golf course after the developer stops doing it.

The 2014 budget was reviewed line by line and will be attached in a separate document. Upon completion of the budget review it was determined that a 10% increase of the HOA dues was necessary to avoid a deficit at year end of 2014 of about \$9,000. Unknown issues still pending are whether the association will be paying for the pool and if so how much.

The next HOA meeting will be on November 21 at 6:30 at the clubhouse