



Meeting Minutes

Of the Board of Directors of Belews Landing
The Clubhouse
November 21, 2013
6:30 PM

All board members were present and a quorum was established and a large number of residents were present.

President opened discussion about the ongoing discussion between the board and the developer to resolve the pool/clubhouse issue. Past emails were read from each side and homeowners present were asked to give suggestions how to move forward to resolve the issue. After a lengthy discussion it was agreed to:

1. Resend the developer the last proposal previously sent, include a due date of December 31 for his response and include all home owners on the email to get their support.
2. If no reply by the deadline then invoice Jan 1 2014 for all unpaid dues.

Secretary read the meeting minutes which were approved.

Treasurer report, general Fund \$30K, pool reserve \$10K
Crow's Nest Road Fund \$48K, total approx. \$88K .The approved budget will mailed to the homeowners before the next meeting.

ARC report, Lot 117 request for lot clearing denied until survey provided to ARC. Lot 4 approved satellite dish, lot 92 conditional approval for lot alterations/improvement, and 196 topside approved patio and walkway plan. New ARC request form has been developed and is being tested. Trail repair estimate provided by Michael Baily submitted to board for approval. Board requested that all ARC approval/denials be send to the board.

Roads Committee reported that in the first quarter of 2014 they will be getting quotes for Crows nest road repairs. They plan to have the repairs start in summer 2014.

Communications committee advised that new newsletter will be send in December and asked that articles be sent in as soon as possible. The new website started November 2 and offers many new upgrades. Request for volunteers the communications committee were requested.

Social committee has several upcoming events in December including the holiday home tour December 6. Patty Wise has joined the committee.

OLD BUSINESS

Lot 89 has been sold with closing on November 22. The house will be built based on the previously ARC approved plans. Construction will begin as soon as new permits are received. Estimated completion is June 2014.

Road transition to DOT is not expected until December pending state approvals.

NEW BUSINESS

A new contract with management Company AMG has been signed to start December 1 which will be full service to include a manager assigned to Belews Landing. The new contract will be free for December 2013 and there will be a 58 cent per household increase per month.

Next meeting to be scheduled.