



**Meeting Minutes**  
Board of Directors Meeting  
The Clubhouse  
February 27, 2014  
6:30 PM

Board Members Present: Richard Verner, Mike Lentz, Penny Glover, Steve Black, and Roy Montague  
Community Members: Approximately 23 members of the HOA were present  
AMG Representative: MacKenzie Ruickoldt was also present  
Quorum: Quorum was established with all five board members present

1. Richard Verner called the meeting to order at 6:30 PM.

2. Reports:

A. Treasurer—Discussion of 2012 Budget. The expense statement for January 2014, prepared by AMG, has some errors in the budget section. These corrections will be made by AMG with the February expense statements.

B. ARC Report—Update report on Lot 89. Moving along with the project; however, problems with the construction loan and weather have delayed the project. Should have these issues resolved in a few weeks and construction underway.

C. Roads Committee Report---AMG is pursuing requests for bids for roadwork on Crows Nest Roads in Belews Landing. Windward Roads have officially been turn over to DOT. Discussed development of a Traffic Committee to work with the DOT to install speed limit signs, request repairs, etc. No volunteers came forth.

3. Board Report--Reviewed and discussed email from development company regarding Provision for Operational Management by HOA of Clubhouse and Pool. Although the board received the document 2½ hours before the meeting, it was forwarded to all HOA members before the meeting. Each item of this document was read and discussed. All members in attendance were given a chance to respond. There was extensive discussion regarding how to proceed. Also discussed was how to proceed with the collection of HOA dues from the development company. A vote was taken by the homeowners in attendance. Sixteen members expressed that the HOA stop negotiations and take a tough stance against the development company to collect the HOA dues, while six members expressed that they wanted to continue efforts to come to an agreement with the development company regarding the Clubhouse and Pool.

4. Adjournment 8:30 PM.