



Meeting Minutes

Board of Directors Meeting

The Clubhouse

April 28, 2014

6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, and Mike Lentz
Community Members: Approximately 25 members of the HOA were present
AMG Representative: No representative was present
Quorum: Quorum was established with four board members present

Richard Verner opened the meeting by introducing two members of the Rockingham County Sherriff's Office. John Deane is a member of the Patrol/Special Response Team; his specific area is the southwest part of the county, including Belews Landing. He stressed the importance of crime prevention and encouraged members to contact the Sherriff's Office if suspicious activity is observed. Kevin Suthard is the Public Information Officer. He described the Neighborhood Watch program that he coordinates and encouraged Belews Landing residents to work with him to establish a program in our community. He also distributed a list of "Important Contact Information" that contains phone numbers for the Sherriff's Office and other local law enforcement agencies. Both officers answered questions from HOA members.

The minutes of the March 31, 2014 board meeting were approved as distributed without changes.

Reports

Treasurer: Mike Lentz stated that the approximate balances in the three accounts were: General Fund, \$96,000; Clubhouse and Pool Reserve Fund, \$10,000, Crows Nest Roads and Gate Reserve Fund, \$48,000.

Architectural Review Committee: Mike McBride reported that the ARC had approved two requests since the last meeting. He also commented that the ARC was working with the homeowner of Lot 12 to address questions about siding on the house.

Roads Committee: Dave Keeney reported that the Crows Nest Roads and Gate Committee, with assistance from MaKenzie Ruickoldt of AMG, had received two bids for repair of Crows Nest roads, not including Yardarm Ct. Recently, the committee walked the roads again, paint marked the repair areas, and measured the surface are of each repair section. The total repair area is now approximately 7,700 square feet. The estimated cost is \$32,200. The committee recommended that that the board authorizes AMG to contract with CACTX of Winston-Salem for this repair.

A motion was made, seconded, and passed to accept the committee's recommendation and contract with CACTX for this work.

Dave Keeney also mentioned that when the asphalt work is complete, the soil on the sides of the road will need to be built up to support the new surface. Penny Glover will work with Dave Keeney and our landscaper to arrange this additional work. Both the road surface repair and the additional landscape work needed will be paid from the Crows Nest Roads Reserve Fund.

Communications Committee: Austin Lewis reported that a newsletter was sent out on April 14 and the next one will probably be in June. Members can send newsletter items to him at any time. He also stated that he had made one post on Facebook since the last meeting and reminded members that anyone can post on the Belews Landing Facebook page. The website now has a new, more user-friendly ARC submission form. Austin will ask the developer to remove the old form from his site. Suggestions for improving the HOA website are always welcome.

Social Committee: No report.

Old Business

Richard Verner reported that members of the board have met with the HOA attorney about unpaid assessments and have since provided him with numerous documents. The attorney is currently reviewing the documents. The board will then discuss with him what the next course of action should be. In response to a question, Richard emphasized that the board planned to move forward with careful consideration of legal and other costs.

New Business

A member of the community asked whether the pool would be open this year. Board members replied that would be decided by the developer.

Formation of a Belews Landing Neighborhood Watch was discussed. To assess interest in this an email will be sent to all members seeking volunteers to serve on a neighborhood watch committee.

The next meeting was set for May 28, 2014.

The meeting was adjourned at 7:30 pm.