



Meeting Minutes
Board of Directors Meeting
The Clubhouse
June 04, 2014
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, and Mike Lentz

Community Members: Approximately 16 members of the HOA were present.

AMG Representative: MacKenzie Ruickoldt was not present.

Quorum: Quorum was established with four board members present.

Richard Verner opened the meeting at 6:35 pm.

The minutes of the April 28, 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. An estimate of the general fund was made considering no developer dues and payment of pool expenses by the developer (as required). The year-end general fund balance is estimated to be \$30,000-\$35,000 based on current estimated levels of spending.

Architectural Review Committee: No one present.

Roads Committee: Crow's Nest road repair will start in June.

Communications Committee: June newsletter will be out next week. ARC new submission form is now on BelewsLanding.org website and old version is removed from BelewsLanding.com website..

Social Committee: No one present.

Old Business

Richard asked if the new committee for roads/speed limit signs had met and anything to report. No one was present. Penny then talked about forming different committees (i.e., finance/grounds) for the HOA. Also talked about Belews Landing Neighborhood Watch Committee. There will be a meeting held on June 17th or 19th.

There was an inquiry from the floor regarding the possibility of leasing the clubhouse from the developer. The board reiterated that following lengthy, unsuccessful written communication with the developer, and lengthy discussions with HOA members present at multiple board meetings the board concluded it is unable to come to an acceptable agreement with the developer; therefore, no lease will be signed.

New Business

Establishment of Nominating Committee. The terms of Steve Black and Mike Lentz end this year. A slate of nominees is needed to replace them. The Nominating Committee will be responsible for coordinating recruitment of potential candidates. The Nominating Committee will be made up of three (3) members appointed by the Board of Directors. One member of the committee must be a member of the current board.

Mike Lentz stated that the walking trails are in bad condition and in need of repair. Moreover, he mentioned that a resident within Belews Landing has volunteered to use his large machinery to assist in the repairs. This will reduce the cost of repairs considerably. Action will be taken on this item. There was further discussion regarding who owns the trails (developer or HOA) and whether there is any documentation to support ownership. The board will check into this.

The next meeting was set for June 30, 2014.

The meeting was adjourned at 8:10 pm.