



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

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Mike Lentz, and Steve Black  
Community Members: Approximately 20 members of the HOA were present  
AMG Representative: MacKenzie Ruickoldt was not present  
Quorum: Quorum was established with five board members present

Richard Verner opened the meeting.

The minutes of the June 4, 2014 board meeting were approved as distributed without changes.

*Reports*

Treasurer: Mike Lentz stated that AMG has not yet provided the May statement; therefore, there is nothing to report. Furthermore, AMG reported that the audits for 2012 and 2013 should be completed in the next couple of weeks.

Architectural Review Committee: Mike McBride reported that the ARC has received three requests for new construction.

Roads Committee: Dave Keeney reported that repairs to the roads in Crow's Nest are scheduled to begin the week of July 7. The anticipated cost for repairs is \$40,000; however, the final cost will be based on the actual work done.

Communications Committee: Austin Lewis requested submissions for the upcoming newsletter. He also reported that the web is up to date and additions have been made to the photo gallery.

Social Committee: Nicole Gillespie reported that the pre-4<sup>th</sup> of July Celebration was a great success. There are no social events planned for the immediate future; however, everyone is encouraged to offer suggestions.

### *Old Business*

Richard Verner informed the association that the board has provided AMG a written notice regarding cancellation of their contract. The board shared with the association that AMG has provided substandard services and in accordance with their contract written notice was to be provided if the association is considering termination of the contract. Furthermore, he explained that as noted in their contract, AMG must be given an opportunity to improve their services prior to formal termination of the contract. They are officially under review at this time.

Jane Hansen provided an update regarding the Neighborhood Watch. A meeting was held with the Rockingham County Sherriff's Department during which the Sherriff's Department provided guidance with regard to establishing the Neighborhood Watch. Residents expressed excitement regarding establishment of the program. A follow-up meeting was scheduled for August 21, 2014 at 6:30 at the clubhouse. All residents interested in participating in the Watch were encouraged to attend. Austin will add the meeting to the calendar of events on the website.

Penny Glover reported that the nominations committee met June 23 and has begun actively recruiting individuals to volunteer to serve on the board. The deadline for submissions is July 9. As of today, we have no submissions. Members were encouraged to volunteer or to encourage others to volunteer.

Richard Verner provided an update of the current status on interactions with the developer. The board recently was informed of numerous liens in place against developer owned properties within Belews Landing. Members were informed that the board, in conjunction with our legal representative, sent a letter (via U.S. Mail, Certified Return Receipt) to the developer requesting voluntary mediation to resolve pending issues. A copy of the letter along with documentation regarding the liens will be sent to all members via email. The board has given the developer 20 days from the date of the letter to respond.

### *New Business*

The roads committee has requested the board recruit an additional individual to assist Rick Craig with gate functions. Nicole Gillespie volunteered both her husband and herself. Penny Glover will send an email to Rick Craig to schedule training sessions.

The next meeting was set for August 5, 2014.

The meeting was adjourned at 8:00 pm.