

ASSOCIATION MANAGEMENT GROUP, INC.

Post Office Drawer 10265 • 614 W. Friendly Avenue • Greensboro, NC 27404 • (336) 273-8600

Belews Landing Homeowners Association
Stokesdale, NC 27357

RE: 2014 Annual Meeting

Dear Homeowners:

Pursuant to the By-Laws (Article 4-Section 1) for Belews Landing Homeowners Association, the Annual meeting will be held on **Wednesday, September 24, 2014 at @ 6:30 pm at Belews Landing Clubhouse, 170 Starboard Court, Stokesdale, NC.**

At this meeting, new Directors will be elected and Association business will be discussed. Enclosed, please find three Candidate Biographies completed by individuals volunteering to fill the two upcoming vacancies on the board. Other nominations will be accepted from the floor at the annual meeting.

We hope that you will be able to attend this meeting. Should you be unable to attend, **please complete the enclosed revocable proxy** (you revoke it by showing up at the meeting) and present it to the person you designate or return it to our office in the envelope provided in order for a quorum to be obtained and the business of the Association to be conducted.

Should you have any questions regarding this notice or any other matter at Belews Landing, please feel free to call the office at (336) 273-8600 ext. 2015.

Sincerely,
Association Management Group, Inc.

Nikki Warhurst
Community Manager

Attachment:

Revocable Proxy
Candidate Bios





**BELEWS LANDING HOMEOWNERS ASSOCIATION
2014 ANNUAL MEETING**

PROXY

The undersigned, being the record owner of (address) _____
_____ within the Belews Landing Homeowners Association,
hereby gives their proxy to _____ (name of person
designated as proxy). The proxy is hereby authorized as the owner's attorney-in-
fact for the limited purpose of casting such owner's vote(s) and exercising any and
all rights appurtenant at the 2014 Annual Meeting called for September 24, 2014,
and any adjourned or continuation of the 2014 Annual Meeting.

Executed this _____ day of _____, 2014.

Mailing Address (es) _____

Owner Signature _____

Owner Name (Please Print) _____

Please give this original proxy to the person you have designated or mail it to:

Belews Landing Homeowners Association
c/o Association Management Group
P.O. Box 10265
Greensboro, NC 27404

BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)

CANDIDATE BIOGRAPHY

NAME: Elbert D Glover

ADDRESS: 220 Leeward Dr

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

Having been employed in university settings my entire professional career, I have served on 100s of university committees, moreover, a summary of my experience in serving on public and private National, State and County Boards follows.

- Served as a Member of 3 National Board of Directors
- Served as a Member of 15 State Board of Directors (in the following states; KS, TX, OK, NC, PA, WV, MD)
- Served as a Member of 6 County Board of Directors (in the following states; TX, NC, WV)
- Served as a Member Board of Directors, Applied Behavioral Science Press

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

My vision is straightforward. I want what is **best for the Belews Landing community**. The HOA is made up diverse talents and my vision is bringing homeowner talents together from a variety of perspectives for the expressed purpose of **crafting Belews Landing into a welcoming and desirable community**.

The vision for leading the HOA is dependent on community needs for **we serve at the pleasure of the community**, ideally, Board members must make every effort to engage every homeowner on some level to contribute to the HOA. Conversely, understanding that not everyone possesses the desire to become involved in Belews Landing endeavors, contributing talents should be maximized in creative ways that will contribute to and enhance our community.

Integrating diverse HOA members under one vision poses challenges, nonetheless, open communication, engaging homeowners, and promoting an inclusive, respectful, and welcoming environment are essential for the HOA to succeed.

My personal style subscribes to three tenets; **transparent, fair and consistent**. Transparency has no hidden agendas, it is open, and composed of clear thinking, essentially one will always know where I stand on complicated, sensitive issues, moreover, I am not fearful to admit error or to change course mid-stream, **the goal is NOT for me to be right but to get it right**.

A repeated cliché is that knowledge is power; consequently, it is important to share knowledge (power) with homeowners. No one enjoys surprises; therefore, individual homeowners need to receive sensitive or critical information from the Board and not hearsay from within the community. When information is withheld and not shared, it lends itself to gossip and breeds distrust. **Speaking honestly, directly, candidly, accurately and with sensitivity should be the Boards' approach**. Consistency in communications with all persons would allow homeowners to view the board as dependable, trustworthy and reliable.

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE WITH OTHER HOMEOWNERS ASSOCIATIONS (E.G. SERVED AS AN OFFICER, LIVED IN A PLANNED COMMUNITY, WAS A PAID EMPLOYEE, ETC.)

I lived for a short period of time in a planned community, have no experience as a board member of a homeowners association and my brief experience has been as a member of the community.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

I am a recently retired Professor from the University of Maryland School of Public Health. Born in Texas, received my degrees from Texas universities and taught at universities located in TX, KS, OK, NC, PA, WV and MD.

I am recognized as an international authority on the topics of smoking cessation & smokeless tobacco; I have more than **200 publications** and approximately **\$44 million** in grants to my credit. My work has appeared in such noted publications as the **New England Journal of Medicine, Journal of the American Medical Association, American Journal of Public Health, and Journal of the American Dental Association** to name a few professional journals.

My research interest remains in the research of cessation aids for individuals interested in quitting tobacco. I maintain a keen interest in the physician's role in smoking cessation & have delivered over **550 invited medical grand rounds/workshops** on the subject to physicians throughout the world. Moreover, I have delivered over **335 national & international professional presentations** to various medical & health professional organizations.

I serve in various capacities for 20 key health journals and/or publications. Currently, I serve as editor-in-chief of the **American Journal of Health Behavior**, and Executive Editor of **Health Behavior and Policy Review** and the newly formed **Tobacco Regulatory Science**.

I reside in Belews Landing with my wife (**Penny**), a current board member & daughter, **Paris**. I have two sons; **Jason**, engineer living in Texas and **Jeremiah**, screenwriter living in New York City. I have 4 grandchildren.

THIS INFORMATION WILL BE SHARED WITH THE BELEWS LANDING HOA MEMBERSHIP.
WE THANK YOU FOR YOUR INTEREST IN SERVING ON OUR BOARD OF DIRECTORS!

BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)

CANDIDATE BIOGRAPHY

NAME: Patti Hefner

ADDRESS: 121 Keel Court

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

Served on an Athletic Club board for 6 years as VP. And 2 years as Social Committee director. Was Sr. Cheerleader coach for 9 years in Toledo, OH.

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

To live in a peaceful community, no crime, and free of harassment. To be able to enjoy the amenities that brought me to the community in the first place. Clean country living, but with close neighbors that you can build friendships and relationships to enjoy neighborhood events.

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE WITH OTHER HOMEOWNERS ASSOCIATIONS (E.G. SERVED AS AN OFFICER, LIVED IN A PLANNED COMMUNITY, WAS A PAID EMPLOYEE, ETC.)

Held a brief position with the HOA in Avon IN as a block watch team member. Other than that, just attended meetings and participated in events.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

Attended the University of Toledo, married with 3 grown children and 5 grandchildren. Have resided in Toledo, OH, Philadelphia, PA, Indianapolis, IN, and Atlanta, GA. Worked for JCPenney for 36 years, retired as a facility director of the Atlanta operation, 2.2 Mil Sq footage, 1000 associates, \$2.2 billion operation. Currently Facility Sr. Mgr for Hanesbrands Inc. in Martinsville Virginia. Largest automation facility in the company, 500+associates, \$600M operations, 700K footage with 28 management associates. Across my career, I have held many levels of management positions including, Controllers, Office Mgmt, Sr. Operations, and Facility mgmt roles. Skills are in developing teams, engaging groups, and execution of operations.

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WE THANK YOU FOR YOUR INTEREST IN SERVING ON OUR BOARD OF DIRECTORS!

BELEWS LANDING HOMEOWNERS ASSOCIATION (HOA)

CANDIDATE BIOGRAPHY

NAME: Tim Ratcliffe

ADDRESS: 151 Windjammer Lane Stokesdale NC

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE SERVING ON PUBLIC OR PRIVATE BOARDS OR COMMITTEES (E.G. PROFESSIONAL LICENSING BOARDS, FRATERNAL/COMMUNITY COMMITTEES, ETC.)

none

PLEASE PROVIDE A BRIEF STATEMENT THAT REFLECTS YOUR VISION FOR OUR COMMUNITY.

As our community continues to grow we must keep in mind that not everyone will agree on everything. It's ok to disagree with some decisions our elected board makes. Therefore we as a community we must come together to find a common ground with which we can stand. We ALL have the opportunity to step up and volunteer and we ALL have a say so in who we elect to our HOA board. When we cast our votes we need to then stand with those we elected. But we must keep in mind that those stepping up to help our community are our neighbors! They give their time to the HOA which is by all means a thankless job! Our community is faced with some big decisions. Which road to take should be a decision that reflects the MAJORITY of our HOA members. That's why I encourage everyone to come to all the meetings if possible. Know first hand what is going on in your community. Don't rely on hearing things second hand. Sometimes the context in which things are said, when repeated, can get turned around quite a bit. Belews Landing is without a doubt a beautiful development. From the landscape to the people. This development has a lot to offer. Let's continue to grow together as a community to make this truly a great place to live. To make those who do not live here now, want to in the future. United we stand, divided we fall!

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR EXPERIENCE WITH OTHER HOMEOWNERS ASSOCIATIONS (E.G. SERVED AS AN OFFICER, LIVED IN A PLANNED COMMUNITY, WAS A PAID EMPLOYEE, ETC.)

none

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

I have a beautiful family. I am married to the most wonderful woman for almost 16 years, her name is Lori. Together we have 2 girls Kennedy, almost 10, and Kaylie, almost 7. If you ever visit the pool then there's a good chance you have seen me and my family there as we visit almost daily. Sometimes I think my kids actually have gills instead of lungs. I have worked in the medical field for over 17 years. The past 10 at Wake Forest Baptist Health.

THIS INFORMATION WILL BE SHARED WITH THE BELEWS LANDING HOA MEMBERSHIP.
WE THANK YOU FOR YOUR INTEREST IN SERVING ON OUR BOARD OF DIRECTORS!

2014 ELECTION OF OFFICERS



Meeting Minutes

Annual Meeting of the Belews Landing Homeowners Association
The Clubhouse
September 24, 2014
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Mike Lentz, and Steve Black
Community Members: Approximately 40 members of the HOA were present
AMG Representatives: Nikki Warhurst and Ashley Kearnes were present
Quorum: Quorum was established with more than 20% of members present in person or by proxy

Richard Verner opened the meeting by noting that tonight's meeting is the 2014 Annual Meeting and we will be voting to elect two new members to the board.

The minutes of the August 21, 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, \$47,000; Clubhouse and Pool Reserve Fund, \$10,000; Crows Nest Roads and Gate Reserve Fund, \$27,000. Based on these numbers it is anticipated that the Belews Landing account has a current balance of approximately \$84,000. Last year's balance was \$120,000. The difference is primarily due to money utilized from the Roads and Gate Reserve Fund to pay for road and gate repairs in Crows Nest. The year-end balance is anticipated to be between \$30,000 - \$35,000.

The first ever, independent audit of Belews Landing accounts was performed for 2013. Overall, in the opinion of the independent agency performing the audit, no issues were found. As the 2013 audit indicated no issues, the board decided that no audit was necessary for 2012. Yearly audits will be performed as per the governing documents. Members were encouraged to peruse the audit (available on the website, under the Member Login Section [username and password required]). An email blast will be sent out via Belews Landing Communications encouraging members to view the audit online.

As Mikes' tenure as treasurer ends, he encouraged the board to review current assets belonging to the association and evaluate costs for future maintenance and repairs. Doing so, will allow the board to assess appropriation of funds and determine when and if an increase in dues is required.

Finally, Richard announced the formation of a *Financial Committee* whose purpose is to assist the treasurer and AMG regarding budgetary recommendations. An email blast will be sent via Belews Landing Communications requesting volunteers.

Architectural Review Committee: Mike McBride reported that a few applications were approved covering items such as new construction and playground equipment. One application for fencing was denied. Several request pertaining to the fence were submitted; however, the ARC concurred that the fencing material to be used did not comply with Belews Landing standards.

Mike further stated that the ARC is currently working on finalizing a standardized Violation Letter. Several pending violations were resolved by the ARC using "friendly" efforts to identify the violation and discuss with individual homeowners. The ARC will continue these efforts prior to sending Violation Letters. Furthermore, Mike suggested that rather than call the correspondence a Violation Letter, the less threatening name of Courtesy Letter may be more acceptable.

Roads Committee: Dave Keeney provided an update regarding the work performed on the Crows Nest roads and gate. Repairs were completed on all road in Crows Nest Phases I and II (Phase III will be addressed by the developer per previous agreement) in accordance with previously stated dollar amounts. Furthermore, he reported that Seegars Fence Company was scheduled to be out this week to do the final repairs to the slide gateposts and gate operator pads. Unfortunately, they were delayed and via telephone contact with Dave, have confirmed that they will be out next week. One member inquired as to the anticipated costs for future resurfacing of the roads. Dave reported that given current prices, he anticipates the cost being approximately \$220,000. Moreover, he is hopeful that the repairs made this year will buy us 7 years of road life so that we may accumulate the necessary funds to support the resurfacing.

Communications Committee: Austin Lewis reported that he sent out a newsletter last week and anticipates sending another one next month. He requested contributions for the upcoming newsletter.

Social Committee: Nicole Gillespie reported that there are currently several events planned for the upcoming months: The Parade of Homes; a Veteran's Day Celebration to coincide with the November HOA Meeting; to kick off the Holiday Season, the "Second Friday" social gathering on November 14, from 5:00 to 7:00 at the Belews Landing Clubhouse; and the upcoming fund raiser yard sale. She encouraged interested individuals to contact her with events they are interested in seeing/planning for the community.

Neighborhood Watch Committee: Jan Hansen was not present for the meeting; however, Diane Short, a member of the committee reported that the Neighborhood Watch Committee held another meeting last week on September 18th. Attendance was good with twice the number of

attendees as the previous meeting; however, they would like to see more members of the association in attendance. With representatives from the sheriff's department in attendance, it offers the association an opportunity to receive and provide information about issues pertinent to the association and surrounding community. The committee has acquired signage and anticipates strategically placing signs at the development entrance, entrances to the trails, and in combination with the "Children at Play" signs.

Old Business

Update on the status of the AMG contract: Richard introduced our new AMG representative, Nikki Warhurst, to the members in attendance. He reported that the board agreed to continue working with AMG as we have noted an improvement in services since expressing our concerns about poor service in June, 2014. He noted an overall improvement in services, specifically regarding improved communication and response time.

Response letter from developer: Richard has made efforts to reach out to the developer and discuss solutions via the telephone; however, the developer has refused these efforts. The developer is requesting additional information and is unwilling to meet until he has the information. Moreover, the developer is not offering any other options for resolution. In an effort to move forward, Richard will discuss viable options with the HOA's attorney and share the options and cost with the membership.

Roy Montague expressed that he frequently speaks with the developer via telephone and he will encourage the developer to consider a verbal discussion with the HOA, via telephone or Skype in an attempt to resolve the pending issues and to determine ownership of common areas (trails and cabanas). The HOA is currently unable to maintain common areas and they remain in the possession of the developer. If common areas were turned over to the development, we could utilize HOA funds to maintain and improve the areas resulting in a positive outcome for both the association and the developer. Currently the HOA is unable to provide maintenance, as they do not belong to the association.

Golf cart recommendations: Further discussion occurred regarding rules and regulations pertaining to golf cart use. Richard reported that according to Rockingham County Sheriff's Department, carts must be street legal to drive on public roads. He suggested that, for easier implementation, we consider applying the same rules to both the public and private roads. Some members of the association expressed resistance, stating that the private roads should have separate guidelines. It was stated that the association will defer to the Golf Cart Committee (to be determined) and its recommendations.

New Business

Board nominees shared their interest to serve on the board: The members heard from the three candidates noted on the ballot regarding why they wish to serve on the board and why they felt they would be a good board member. Several association members inquired why Elbert Glover remained on the ballot when they understood that he would withdraw his name as they

believed there to be a conflict of interest with his wife currently serving as a board member. Discussion ensued and it was noted that there is nothing in the association's governing documents to prohibit two members of the same household from serving. Elbert Glover remained on the ballot and the vote took place.

Election of board members to replace Steve Black and Mike Lentz: The vote took place at the end of the meeting and prior to adjournment, the ballots were counted. Pattie Hefner and Tim Ratcliffe were elected to serve on the board.

The next meeting was set for October 23, 2014.

The meeting was adjourned at 8:30 pm.