



**Meeting Minutes**  
Board of Directors Meeting  
The Clubhouse  
April 15, 2014  
6:30 PM

Board Members Present: Penny Glover, Roy Montague, and Tim Ratcliffe  
Community Members: Approximately 14 members of the HOA were present  
AMG Representative: No representative was present  
Quorum: Quorum was established with three board members present

Penny Glover opened the meeting and welcomed everyone.

The minutes of the March 18, 2014 board meeting were approved as distributed without changes.

*Reports*

Treasurer: Roy Montague stated that the approximate balances in the three accounts were: General Fund, \$118,470.26; Clubhouse and Pool Reserve Fund, \$10,016.65, Crows Nest Roads and Gate Reserve Fund, \$26,802.66.

Architectural Review Committee: Mark Dobosy, the new Chair of the ARC, reported that the committee has been quite active. The committee is in the process of addressing fencing issues, new construction requests, and landscaping issues.

Roads Committee: Dave Keeney reported that the roads committee completed inspection of the private roads. The committee's recommendations to the Crows Nest residents is: In this calendar year, the committee sees no need for extensive repair, patching, or sealing of the roads; only routine maintenance of the gate is recommended. Dave mentioned that two new committee members will be needed to replace Ben Yorks and Dave Rush. An email seeking volunteers will be sent out.

Communications Committee: Austin Lewis reported that the website is functioning as intended. For example, one recent ad was viewed by 102 different users.

Social Committee: No committee members were present.

Neighborhood Watch Committee: Diane Short reported that the next Neighborhood Watch Meeting is scheduled for Thursday, May 28<sup>th</sup> at 6:30 pm. She reported that there was evidence

of someone looking into the vehicles parked outside of the garages on Keel Court and Topside Court. The Sheriff's Department was notified and they increased surveillance briefly thereafter.

Welcoming Committee: Jan Keeney was unable to attend the meeting; however, she provided a report. Belews Landing welcomes three new sets of residents. None have moved in yet; therefore, they have not received the official welcome visit.

Landscaping Committee: Penny Glover reported that Second Nature began spring maintenance in the development. She met with David Bailey and received a quote for replacing dead trees/shrubs in the plant beds. The quote, reviewed and approved by the landscaping committee, was presented to the board and approved.

### *Old Business*

Trail repairs were discussed. Sean Long provided an email in which he stated that he will turn the trails over to the HOA before the end of May. He has consulted with Brian Stanley regarding potential enhancements that will ensure the cabana and lakeside deck and ramp meet code. Members discussed the timing of repairs, property lines, Duke Energy lease, and cost of repairs. Penny Glover shared with the membership the proposal for trail repairs presented to the HOA by Tony McGee, a landscape designer and specialist in trail design. Michael Baily, a resident of Belews Landing, offered his professional recommendations for trail repairs. The board will continue to research and discuss the matter.

Water quality issues were discussed and residents were encouraged to call Aqua when they experience problems with their water. The Aqua technicians have stated repeatedly that our water quality problems are more likely to be resolved if there is a clamoring from residents. An email blast will be sent to HOA members to remind them to call Aqua.

### *New Business*

Kayak Storage - A surprise announcement was made - Dave Keeney and Roger Tumlin constructed a kayak storage unit to be installed at the cabana and dock. The storage unit will accommodate 10 kayaks.

Repairs to Pump House – The association was made aware of missing shingles and possibly a hole in the roof of the pump house. Tim Ratcliffe will find out who is responsible for repairs (Aqua, HOA, or developer).

The next meeting was set for May 27, 2015.

The meeting was adjourned at 7:30 pm.