



Meeting Minutes
Board of Directors Meeting
The Clubhouse
May 27th, 2015
6:30 PM

Board Members Present: Penny Glover, Tim Ratcliffe, Roy Montague, and Patti Hefner. Richard Verner join the meeting via phone.

Community Members: Approximately 13 members of the HOA were present.

AMG Representative: No representative was present.

Quorum: Quorum was established with 4 board members present.

Penny Glover opened the meeting and welcomed everyone.

The minutes of the April 15, 2015 board meeting were approved as distributed without changes.

Reports:

Treasurer: Roy Montague stated that the approximate balances in the three accounts were: General Fund, \$124,091.78; Clubhouse and Pool Reserve Fund, \$10,017.46, Crows Nest Roads and Gate Reserve Fund, \$26,830.96, for a collected total of \$160,940.20. Roy is working with Nikki Warhurst on distributing funds into the correct accounts at the time checks arrive.

Architectural Review Committee: Roger Tumlin reported that several approvals have been requested and approved.

Roads Committee: Dave Keeney reported that David Drugman and David White will replace David Rush and Ben Yorks on the committee.

Communications Committee: Austin Lewis reported that the May newsletter has been issued. He also added that the website has some new updates and a new photo was added to the Facebook page.

Social Committee: No one in attendance.

Neighborhood Watch Committee: Diane Short reported that there will be a meeting on June 16th at 6:30 pm at the clubhouse.

Welcoming Committee: Jan Keeney made welcome visits to our newest residences to Belews Landing, the Stilsen, McAbee, and Brunson households have all moved in.

Landscaping Committee: Penny reported that the landscaping company has completed their spring maintenance of the development. They replaced dead shrubs and trees, and added flowers, plants, and mulch in the plant beds.

Old Business:

Michael Bailey presented his bids for trail repairs. He discussed that we have approximately ½ mile of trails that he could repair with reclaimed asphalt that would be more durable and safe for the type of use on the trails; including both walkers and golf cart traffic. He suggests the he would need to go higher off the trails to direct water flow as to not erode the trails in the future. Residents are concerned about the ramp at the cabana site, and a decision was made to contact the developer to obtain documentation of previous Duke Energy authorizations. A suggestion was made that the residents help out with the overall project in an effort to defray cost and timing. The board will continue to research and discuss.

New Business:

Linda Sanders suggested that as the summer months are approaching and that there are many new residents, that a letter be drafted to send to all HOA members on how to enjoy our development by abiding by the HOA rules and using safe measures when using the trails, pool, or enjoying the lake front water access.

The Nomination Committee is looking for 1 new member. Patti Hefner will be replacing Penny Glover as the board member, Nancy Lewis will serve as the returning committee member so one seat is remains open.

The next meeting was set for June 24, 2015.

The meeting was adjourned at 8:00 pm.