



Meeting Minutes
Board of Directors Meeting
The Clubhouse
July 22, 2015
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Tim Ratcliffe, and Patti Hefner.

Community Members: Approximately 25 members of the HOA were present.

AMG Representative: No representative was in attendance.

Quorum: Quorum was established with four board members present.

Richard Verner opened the meeting and welcomed everyone.

The minutes of the June 24, 2015 board meeting were approved as distributed without changes.

Reports:

Treasurer: Richard Verner read the July 1st opening balances; General Fund \$81,117.94, Clubhouse and Pool Reserve Fund \$10,019.10, and Crows Nest Roads and Gate Reserve Fund \$53,845.59, for a combined total of \$144,982.63.

Architectural Review Committee: Roger Tumlin reported that Lot 62 is now approved and thanked everyone for working together to get this accomplished.

Roads Committee: Dave Keeney was present; nothing to report.

Communications Committee: Richard reported for Austin Lewis that there will be an August newsletter, and he would like all submissions in by July 31st. It was also announced that Austin and David Keeney have been working on the timeline of Belews Landing, and that all members will be able to view its contents on the web.

Social Committee: No one in attendance.

Neighborhood Watch Committee: Jane Hansen reported that there will be a September meeting and encouraged folks to attend.

Welcoming Committee: Jan Keeney reported that she visited our three newest neighbors; two families on Topside and one on Keel Court.

Landscaping Committee: Penny Glover opened the discussion with golf course options that are available. It was explained that neighbors who have septic systems on the golf course were contacted first to see if they had any concerns on what can and should be done. There will be more information shared with the entire HOA and presented for a possible vote at the September annual meeting. There was discussion about whether we should put up signs at the entrances of the trails warning residents of the uneven terrain. Penny will pursue a suggestion from the floor regarding whether an email blast will serve as sufficient notification. Lastly, she shared with the members that the committee will begin obtaining quotes for ground maintenance in September.

Nominating Committee: Patti Hefner announced that there are five candidates who have turned in their biographies. Additional nominations from the floor at the annual meeting are permitted.

Old Business: A suggestion was made that communications between developer and HOA board be posted on the website for residents to read if they want instead of sending email blasts. The board has tried to be transparent and keep all residents aware of all communications. The exception will be emails from residents themselves; those will not be shared. The majority of HOA members present agreed that we need to keep an open communication line with developer and try to achieve a win-win approach. It was agreed that we will send an email to Bill Long to try to obtain a discussion to resolve issues.

New Business: None.

The next meeting was set for August 12, 2015.

The meeting was adjourned at 8:00 pm.