

ASSOCIATION MANAGEMENT GROUP, INC.

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

August 10, 2015

Belews Landing Homeowners Association
Stokesdale, NC 27357

RE: 2015 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 16, 2015 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 five Candidate Biographies completed by individuals volunteering to fill the three 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)553-9186.

Sincerely,
Association Management Group, Inc.

Nikki Warhurst
Community Manager

Attachment:

Revocable Proxy
Candidate Bios





**BELEWS LANDING HOMEOWNERS ASSOCIATION
2015 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 2015 Annual Meeting called for September 16, 2015,
and any adjourned or continuation of the 2015 Annual Meeting.

Executed this _____ day of _____, 2015.

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

CANDIDATE BIOGRAPHY

NAME: _____ Penny N. Glover _____

ADDRESS: _____ 220 Leeward Dr., Stokesdale, NC 27357 _____

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.)

I currently serve on the Belews Landing Board of Directors. Moreover, I am chair of the Landscaping Committee. In the past, I served on the Furnishing Committee for the clubhouse and pool at Belews Landing.

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

I would like the community to work toward a common goal of creating an enjoyable, positive environment in which to live and raise our families. Moreover, I would like our community be one in which homeowners are actively involved in maintaining and improving property values through personal and joint efforts. I believe we need to continue our efforts to resolve issues regarding ownership of the pool and clubhouse, address trail repairs and encourage community involvement.

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 have always lived in developments with a HOA. Prior to my involvement with Belews Landing, I attended meetings; however, I never served as a board member.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

I worked for 25 years as a Research Instructor and Associate Director of a clinical trial facility at West Virginia University. I am an experienced coordinator, lecturer, author and past member on multiple boards and committees (WVU Institutional Review Board, American Cancer Society and American Lung Association). I have conducted workshops/trainings, served as a guest lecturer, and consulted with multiple hospitals and health care facilities throughout the world. I am currently self-employed and a stay at home mom. Although my professional career was very fulfilling, I find that this current phase of life, spending time with my family, is most rewarding.

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

CANDIDATE BIOGRAPHY

NAME: David Keeney

ADDRESS: 130 Leeward Drive, Lot #34

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.)

Retired in 2007 as Vice President of Engineering and Corporate Officer of an automotive supplier in metro- Detroit. As such, I had responsibility for 165 technical personnel with an annual budget in excess of \$20 mil. Licensed Professional Engineer.

Served as Chairman on two committees in Belews Landing: CCR Committee that edited the Developers draft for the 2010 CCR; and Crows Nest Roads Committee.

Participated on the 2014 Committee to amend the CCR's

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

I have two priorities as a nominee for the Belews Landing Board:

- 1) Convince the Development Company to come to the table to resolve all the amenity issues
- 2) Work with the management company to provide proper and complete monthly and annual financial reports so that all members have visibility to track income and expenses to the budget plan

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Lived in a planned community for 12 years in Michigan.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

Jan and I have been married 50 years; three children, 6 grandchildren, and one great-grandson.

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BELEWS LANDING HOMEOWNERS ASSOCIATION

CANDIDATE BIOGRAPHY

NAME: Mark J. Koczenasz

ADDRESS: _121 Topside 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 nine (9) years on my Parish Finance Committee between the years of 1990 and 1999.
- Served nine (9) years on our area schools (K through High School) Advisory Board between the years of 1994 and 2003. Two (2) years as the Vice Chair.
- Served 4 three-year terms on the Board of Control for St. Stanislaus Athletic Club, a 78 year old organization that supports a wide variety of sports activities for the community of all ages. Also served the club the four (4) years following each three-year term as an at large member (16 years total). Years served 1990-2005. I was the first board member to hold all five Executive board positions which included President, Vice President, Treasurer, Financial Secretary, and Recording Secretary. Most of these positions were held multiple times over this 16 year time period.
- Served as the Treasurer of the Bay City South End Little League program between the years of 2001 and 2004.

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Please know that I am all about doing what is right and fair for all involved. I understand that every opportunity can have multiple positions and potentially multiple solutions. As a result all ideas, opinions, and thoughts that are shared should be considered before a decision is made. Brainstorming is effective, understanding why and how (the details) is very important. I truly believe when this approach is considered, and in the end taken, then better results (for all) can be achieved.

Belews Landing is where my family and I now live. Based on who I've met since we've been here, it is clear to me that my neighbors and hope-to-be long-term friends want this community to a great place to live and raise their families for the long-term. This is what I want as well. At the same time I realize this can't always happen on its own. It takes individuals who are willing and able to volunteer some extra time to help ensure good things can happen. Right now I can provide that effort with the ultimate expectation to turn mine, as well as all of our collective efforts into positive results which we all can enjoy for many years to come.

This is how I will serve our community, by being open, honest and direct. I'll have an open mind that considers the facts and impacts of the community as a whole... with the ultimate objective to keep Belews Landing the best place to live and raise a family.

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When living in IL we were part of a HOA community for 7.5 years. Never served on the board, but attended many of the meetings. I actually had an interest in becoming an active board member, but due to my job and the extensive amount of travel at the time, it just didn't allow me the extra time that was required to be an effective and contributing member of the board.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

My name is Mark. I've been married to my wife Monica for 29 years and we are proud parents of two exceptional adult children. Alecia who lives in Charlotte with her husband Brent and soon to be twin girls (in August). My son Adam currently lives with us here in Belews Landing. Originally we are from Michigan where we lived until August 2006. From there we moved to IL where we lived for about 7.5 years before moving to NC in Feb of 2014.

Currently I work for eBay Enterprise in Martinsville, VA as the Client Services Leader. I currently direct and support a team of eight Client Services professionals who help support all of our Clients in both Martinsville as well as Mississauga, ON, Canada. I will be with eBay 2 years this September. I went to college in both Michigan and Illinois where I earned a degree in Psychology.

In business and since 1985 I've held a management position with every Company I've been employed at. Coaching, mentoring, leading, and supporting my team, along with... managing the financials, including budgets, forecasting and overall P&L's,

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BELEWS LANDING HOMEOWNERS ASSOCIATION

involving millions of dollars, has been a responsibility I've also owned responsibility for over the years.

The brief I noted above only reflects a very few of my overall community volunteer contributions. Giving back to the community and being involved to the best of my ability has been a core practice of mine ever since I've been an adult. Please note that I was extremely involved when living in Michigan through 2006. Unfortunately when we moved to IL I didn't have the extra time, due to my career, to give back to the community as I wish I could have. But now that we're settling in within this community of Belews Landing and since my career allows it, I am ready to give back again and volunteer my time. Being part of our HOA is that first step. With that said... I'm ready, willing, and able if you'd allow me that opportunity. Thank you, Mark

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

BELEWS LANDING HOMEOWNERS ASSOCIATION

CANDIDATE BIOGRAPHY

NAME: _____ Roy Montague _____

ADDRESS: _____ 186 Crows Nest _____

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.)

Currently serving on the Board of Directors for the Carolina Postal Union.

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

We live in a wonderful community. Would like to see grow and continue to be a desired place to live.

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Held the Treasurer's position on the Board of Directors for the Deep River Plantation HOA.

Currently on the Board of Directors for Belews Landing – Treasurer's position.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

My wife, Tricia, and I have been a part of the community since 2009. We just recently, June 2015, moved in to our home. We have 3 grown sons that live in the Triad Area. I retired in 2011 from 37 years of service with the Post Office. My last position held was Post Master General in High Point. Also, served 25 years with the Army National guard, retired with the rank of Lieutenant Colonel.

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BELEWS LANDING HOMEOWNERS ASSOCIATION

CANDIDATE BIOGRAPHY

NAME: _____ Richard Verner _____

ADDRESS: _____ 169 Windjammer Lane _____

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.)

I currently serve on the Belews Landing Board of Directors as President and prior to that I served as Board Secretary. I previously served Architectural review committee Chairman for 16 months and I have attended most of the Board of Directors meetings since November 2010.

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

A diverse family friendly community focused on working together to maintain the high standard of living we established when building or purchasing our homes. Maintaining and improving property values by ensuring all common areas are maintained to the highest standards possible and working together to establish realistic standards for all homeowners to maintain their individual homes so as not to adversely effect other home owners and negatively affect property values. I will work to foster a community where everyone feels respected regardless of our differences and the location and size of our homes. Always remembering that this is a community where we need to respect each other and not feel that we are being disrespected and policed. I will continue to strive to get the Development Company to provide the promised services they have failed to provide or push to have the common areas, pool and clubhouse turned over to the HOA so that we can repair and maintain these areas to the standards that we as residents have come to expect and deserve.

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I have lived in only one other planned community in Coral Springs Florida where I attended board meetings but was never a part of the board.

PLEASE PROVIDE A BRIEF PERSONAL HISTORY.

Born and raised in Los Angeles California. Joined the U.S. Navy at age 17 and served 5 years active duty stationed in San Diego, California and Okinawa Japan and 7 years in the active reserves. Attended College at California State University Los Angeles and graduated with a B.S. degree and Industrial Technology and Aviation Administration. Hold a privates pilots license and have worked in the Airline industry for the past 29 years in management positions for American Airlines and other aviation ground handling companies, currently as Director of Safety, Training and Quality assurance at Quantum Aviation Services North America. I have lived in North Carolina for the past 9 years and have been partnered with Jose for the past 18 years. Hobbies include traveling and home renovation/house flipping.

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2015 ELECTION OF OFFICERS



Meeting Minutes
Annual Membership Meeting
The Clubhouse
September 16, 2015
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Patti Hefner, and Tim Ratcliffe
Community Members: Approximately 44 members of the HOA were present
AMG Representative: Nikki Warhurst was present
Quorum: Quorum was established with more than 20% of the members entitled to vote present in person or by proxy

Richard Verner opened the meeting and welcomed everyone.

The minutes of the August 12, 2015 board meeting were approved as distributed without changes.

Reports

Treasurer: Roy Montague stated that the balances in the three accounts were: General Fund, \$53,152.77; Clubhouse and Pool Reserve Fund, \$10,020.78, Crows Nest Roads and Gate Reserve Fund, \$53,863.89, for a collected total of \$117,037.44. Roy additionally gave a brief summary of expenses that included street lights, landscaping, attorney fees, and other miscellaneous fees.

Architectural Review Committee: Mark Dobosy gave their achievements for the year, which included approval for 6 homes and 10 miscellaneous ARC requests for home changes.

Roads Committee: Dave Keeney was not in attendance. Report was read by Richard Verner. The roads had been inspected, and it was determined that no action was needed at this time. There are several areas that will need shoulder work, but will wait until construction in those areas are complete. The cost for the gate repair work is \$756.00

Communications Committee: Austin Lewis reported that his plan is to publish the newsletter quarterly, and that the next issue will be in the November/December time period. He maintains the website and our Facebook page and encouraged residents to add positive entries to our Facebook page. He sent 91 email blasts in the past year, added 6 advertisements, and 39 events

to the calendar. We recently used the Survey Monkey website for our vote on the maintenance of the golf course and it worked very well for our needs.

Social Committee: Nicole Gillespie reported that there were two wine tours in the past year that were organized by Amy Rider, and a fund raiser for Special Olympics. She is asking for help from the community on the committee due to her demanding schedule. Anyone interested should contact Nicole or a board member.

Neighborhood Watch Committee: Jane Hansen reported that she has had communication with Sherriff Sam Page and that he recommends that we meet once or twice a year. She reminds us that we should call 911 if we have any concerns regarding a crime or misconduct in our neighborhood.

Welcoming Committee: Jan Keeney was not in attendance. She sent her report, and it stated that we have had 14 new residents move in; 3 in the Crows Nest section and 11 in Windward.

Landscaping Committee: Penny Glover gave a detailed report on all the accomplishments of the committee. She encourages residents to send in names of possible landscaping companies soon. A decision with our current contractor needs to be made quickly. Inspection of the low shoulders was made and the landscaper provided a quote of \$400.00 for the Windward Roads, \$200.00 for the Crows Nest Roads, and \$75.00 for roping off the seeded areas.

Nominations Committee: Patti Hefner thanked all those who volunteered their time to help with the nominations and ballot process. Candidates were introduced and gave their bios.

Old Business

Developer Communication: A reply from Bill Long was received on September 14th. The board members will pass along to the entire HOA after their first executive session.

Golf Course Action: Survey Monkey results were that we will bush-hog the area.

New Business

Michael Bailey made a motion to develop a new committee to work on future plans with developer and expenses. There was a vote, and the majority of the HOA residents agreed to have this group. They will be the Strategic Planning Committee.

Election of New Board Members Results: David Keeney, Mark Koczenasz, and Roy Montague were elected the new Board of Directors Members.

The next meeting date was not announced.

The meeting was adjourned at 7:55 PM.