



**Meeting Minutes**  
Board of Directors Meeting  
Belews Landing Clubhouse  
November 4th, 2015  
6:30 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, Tim Ratcliffe, and David Keeney.  
Community Members: Approximately 20 members of the HOA were present.  
AMG Representative: Brady Edwards has replaced Nikki Warhurst as our AMG representative and was not present.  
Quorum: Quorum was established with five board members present.

Patti Hefner, President, opened the meeting and welcomed everyone.

The minutes of the September 16th, 2015 annual meeting were approved as distributed without changes.

*Reports*

Treasurer: Mark Koczenasz stated that the approximate balances in the three accounts were: General Fund, \$44,390.13; Clubhouse and Pool Reserve Fund, \$10,021.59, Crows Nest Roads and Gate Reserve Fund, \$52,683.48, for a total of \$107,095.20.

Architectural Review Committee: Mark Dobosy and Roger Tumlin were present and reported four new homes under construction. There are five current projects underway and three new projects have been submitted for approval.

Crows Nest Roads and Gate Committee: David Keeney was present and reported about the damage that was caused to the gate. It appears that the gate was hit by a vehicle or golf cart sometime on October 18th, possibly in the early morning before the gate opened for the day. An email was sent to all Crows Nest lot owners about repairs to the gate. The repairs will be approximately \$4,800.00 and the bi-annual maintenance will be performed once repairs are complete. Members requested a meeting of the Crows Nest residents to discuss and decide gate operations.

Communications Committee: Austin Lewis was present and reported that a community timeline that was recently completed is now on the Members Only section of the website. The HOA Board of Directors page on the website has been updated, along with the addition of the minutes from the September 2015 annual meeting and contact information for our new AMG representative, Brady Edwards.

Social Committee: No members present.

Neighborhood Watch Committee: Diane Short was present and reported about recent break-ins at homes on Ellisboro road. These break-ins occurred during the day, and she asked that we all be vigilant of any unusual activity within the neighborhood. The Sheriff's office asks that you call 911 if you believe any illegal activity is taking place, and they will come and investigate.

Welcoming Committee: Jan Keeney was present and reported two new families have moved into the community; one in Windward and one in Crows Nest Phase 3. Please welcome our new neighbors!

Landscaping Committee: Mark Dobosy was present and reported that the committee was still getting the proposals ready to send out for bids. It was discussed that this needed to happen ASAP, as the deadline for receiving the sealed bids was December 1st. It was also reported that they had not yet appointed a committee chair. Therefore the board appointed Roy Montague as chair of the Landscaping Committee.

### **Old Business**

Developer Communication: There was discussion of Bill Long's reply and his seven-point action plan along with the HOA board's response. Developer Sean Long also replied to the board's response to Bill Long. These communications will be posted on the Members Only section of the website.

A resident asked if the Windward, Sailing Point, and Estates residents could have access to the Crows Nest gate or if a golf cart path could be made around the gate so everyone could have access to all the common areas and cabanas. The discussion is ongoing.

A Strategic Planning Committee is in the process of being formed with discussion on what the tasks of this committee will be. We are asking for volunteers for this committee.

### **New Business**

Treasurer Mark Koczenasz is preparing the 2016 budget and a final budget will be sent out to the HOA members for ratification at a later date.

The next meeting was set for Wednesday December 2nd, 2015 at 6:30 pm at the clubhouse.

The meeting was adjourned at 7:30 pm.