



Meeting Minutes
Board of Directors Meeting
Belews Landing Clubhouse
December 2nd, 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, our AMG representative, was present.
Quorum: Quorum was established with five board members present.

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

The minutes of the November 4th, 2015 HOA board meeting were approved.

Reports

Treasurer: Mark Koczenasz stated that the approximate balances in the three accounts were: Operating Union (General Fund) \$36,855.66; Reserve Union Clubhouse and Pool, \$10,022.40, Reserve Union Crows Nest Roads and Gate, \$53,715.25, for a total of \$100,593.30.

Architectural Review Committee: Mark Dobosy, Roger Tumlin and David Drugman were present and reported four homes are under construction with a fifth anticipated shortly. 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 the news that the HOA did have insurance on the Crows Nest gate. After making several calls, Dave was able to file a claim and the HOA was reimbursed \$3,800.00 for the gate repairs. There was a \$1,000.00 insurance deductible and \$756.00 for the bi-annual maintenance that was performed when the new gate was installed that had to be paid from the Crows Nest Road and Gate Fund. However that is much better than the initial estimate of \$4,800.00 in repairs.

Communications Committee: Austin Lewis was present and reported that the December newsletter was in the process of being finalized and distributed to the HOA. The committee has updated the website with lot owners and numbers, posted the November minutes and formatted and posted communications between the HOA and the development company.

Social Committee: No members present. The Christmas event has been canceled due to a low participation interest.

Neighborhood Watch Committee: Two members present and nothing new to report.

Welcoming Committee: Jan Keeney was not present, but reported that one new family had moved into the community since the last meeting: Ronald Gonzalez at 326 Crows Nest Drive. Please welcome our new neighbor!

Landscaping Committee: New chair Roy Montague noted that 10 landscape proposals had been sent out and were due back by December 20th.

Old Business

Developer Communication: Bill and Sean Long's communications regarding the pool and clubhouse amenities have been posted on the Members Only section of the website. **WE ENCOURAGE ALL MEMBERS TO READ!**

New Business

Jeff Regan announced that he is now the new owner of Blue Naples Italian Restaurant in Madison. He offered to have a Belews Landing night out on Monday December 21st. Jeff stated that 15% of the proceeds from Belews Landing residents would go to support the Belews Landing HOA. Let's all be sure to thank Jeff for his support of our community.

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

Brady Edwards, our new AMG representative, was present and introduced himself to the HOA.

Roger Tumlin asked that the Strategic Planning Committee makes the pool and clubhouse issue its top priority. Dave Keeney pointed out that negotiations with the development company must be left to the board.

Dave Short mentioned that the Strategic Planning Committee is currently working on making sure the community can afford the amenities if and when a memorandum of understanding is completed and agreed upon.

The next meeting will be the budget ratification meeting. It was initially set for December 16th, 2015 at 6:30 pm at the clubhouse, but has been postponed to allow proper time for the budget to be mailed to all HOA members for review before the meeting.

The meeting was adjourned at 7:15 pm.