



Meeting Minutes
Board of Directors Meeting
Belews Landing Clubhouse
January 27th, 2016
6:30 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, Tim Ratcliffe, and David Keeney.
Community Members: Approximately nine 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 January 4th, 2016 Budget Ratification meeting were approved.

Reports

Treasurer: Mark Koczenasz stated that the approximate balances in the three accounts for the start of the year 2016 were: Operating Union (General Fund) \$32,564.50; Reserve Union Clubhouse and Pool, \$10,023.24, Reserve Union Crows Nest Roads and Gate, \$53,724.35, for a Total of \$96,312.09.

Architectural Review Committee: Mark Dobosy and Roger Tumlin were present and reported four homes are under construction with a fifth in the process of clearing the lot. Mark also reported that M&J Developers submitted plans for construction on Lot 76 in Sailing Point. Those plans were approved and construction will begin shortly.

Crows Nest Roads and Gate Committee: David Keeney had nothing new to report.

Communications Committee: Austin Lewis has updated the website with lot owners and numbers, posted the minutes for the Budget Ratification meeting, formatted and posted communications between the HOA and the development company regarding the recent MOU received from the Development Company regarding the pool and clubhouse conveyance.

Social Committee: No members present.

Neighborhood Watch Committee: Diane Short reported about a car that was parked on the side of the road on Windjammer for over a week. It turned out it was someone related to a homeowner on Windjammer. She also reported the next meeting will be February 16th. All are invited to attend.

Welcoming Committee: Jan Keeney was not present, but we do have new neighbors who just moved into the Sailing Point section, on Starboard Ct. into the home built by M&J Developers.

Landscaping Committee: Chair Roy Montague noted that 10 landscape proposals had been sent out but ONLY three submitted estimates. The committee is in the process of looking over all three and will make a recommendation to the board.

Strategic Planning Committee: Committee chair Mark Koczenasz reported that the committee has several things they are looking into. Examples of a few items were the Duke waterfront lease, the Duke streetlight lease, and the need for a management company for the association. Dave Keeney explained that when streetlights in the neighborhood are not working this can be reported on the Duke Energy website. It was suggested that a link to the Duke page be added to our HOA website.

Old Business

Developer Communication: In mid-December the board received a Memorandum of Understanding from the development company regarding the pool and clubhouse amenity site. The board is working on a response and will post the MOU on the Members Only section for the HOA to read before a response is given to the development company. **WE ENCOURAGE ALL MEMBERS TO READ CAREFULLY!**

New Business

-A motion was made to move the annual meeting to sometime in February. This will allow more preparation for the new board members to gain experience before having to get straight to work on the new budget. Also it would allow a report on the close of the prior fiscal year. The issue was tabled to allow time for more discussion at the next meeting.

-Brady Edwards, AMG representative, will work on getting our CCRs into a searchable PDF file that we can post on the website, which will make searching for keywords in the CCR much easier.

-Diane Short spoke about a new app for smartphones called Next Door. It will allow only members of our community to communicate with each other about any important issues that may arise suddenly.

The next meeting was set for Wednesday. February 24th at 6:30 pm.

The meeting was adjourned at 7:30 pm.