



**Meeting Minutes**  
Special General Meeting  
Belews Landing Clubhouse  
February 24th, 2016  
6:30 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, Tim Ratcliffe, and David Keeney.  
Community Members: Approximately 35 members of the HOA were present.  
AMG Representative: Brady Edwards, our AMG representative, was present.  
Quorum: Quorum was established with five board members present and with more than 20% of the eligible members present in person or by proxy.

Patti Hefner, President, opened the meeting and welcomed everyone. She explained the main purpose of the meeting was for a vote on a \$500.00 one-time special assessment, payable to Belews Landing HOA, on or before December 1, 2016. This special assessment would be applied to a payment to the Belews Landing Development Company. This payment would allow for the conveyance of the clubhouse and pool amenity sites to the HOA no later than April 1, 2017

The minutes of the January 27th, 2016 HOA 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** \$32,753.14, **Reserve Union Clubhouse and Pool** \$10,023.83, **Reserve Union Crows Nest Roads and Gate**, \$53,741.96, for a **Total** of \$96,518.93.

Architectural Review Committee: Chair Mark Dobosy and David Drugman were present and reported five homes are under construction. Mark reported that M&J Developers submitted plans for construction on Lot 76 in Sailing Point. Those plans were approved and lot clearing has just begun.

Crows Nest Roads and Gate Committee: David Keeney had nothing new to report. However, David did note that the committee will survey the roads in the spring.

Communications Committee: Austin Lewis reported that a searchable version of the CCRs and amendments had been created and will replace the CCRs currently on the website.

Social Committee: No members present.

Neighborhood Watch Committee: Diane Short reported that the Rockingham County Sheriff's Gang Prevention Specialist spoke about the gangs present in Rockingham and surrounding counties.

Welcoming Committee: Jan Keeney reported that we have new neighbors who just moved into the Sailing Point section, on Starboard Ct. into the home built by M&J Developers. Please welcome Thane and Susan Barnes to the Belews Landing Community!

Landscaping Committee: Chair Roy Montague noted that 10 landscape proposal requests had been sent out but only three submitted estimates. The committee decided to only accept two, as one was late and not in the correct format that was asked for in the proposal. After a very thorough review, the committee has made their recommendation to the board. The board will look over the recommendation and make a final decision sometime after the first of March.

Strategic Planning Committee: Chair Mark Koczenasz reported that the committee has nothing new to report for this meeting.

### **Old Business**

- An updated member list is available on the web site under the Members Only section.
- The 2016 annual meeting will be moved to sometime in the spring versus the fall. Please see January minutes under new business for reasons given for the change. There will be further discussions on when to hold the meeting this year as we have to have one annual meeting per year to satisfy the bylaws.
- Several residents reported low water pressure in the community. Anytime there is any water issue, please call Aqua Water at 1-877-987-2782 to report. They will send a technician out to check things at the pump house whenever there is a report of any issue.

### **New Business**

-Special Assessment Discussion and vote. (Ballots were collected prior to and during the meeting.) Even after sending out an announcement containing details of the Development Company's MOU draft and including an explanation of the financial impact on the HOA, some residents still stated they were confused and or had misunderstood exactly what they were voting on.

Approval of the special assessment required a minimum of 63 "Yes" votes (2/3 of 94 eligible members per Article IV, Section 4, paragraph C of our CCRs). A total of 53 votes were cast (32

“Yes” and 21 “No”). Therefore, the assessment was not approved. The board will notify the Development Company of the vote.

The next meeting was set for March 23rd at 6:30 pm.

The meeting was adjourned at 7:30 pm.