



**Meeting Minutes**  
Board of Directors Meeting  
Belews Landing Clubhouse  
March 23rd, 2016  
6:30 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, Tim Ratcliffe, and David Keeney.  
Community Members: Approximately eight members of the HOA were present.  
AMG Representative: Brady Edwards, our AMG representative, 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 February 24th, 2016 HOA meeting were approved.

*Reports*

Treasurer: Mark Koczenasz stated that the approximate balances in the three accounts as of 2/29/2016 were: **Operating Union** \$98,725.73, **Reserve Union Clubhouse and Pool** \$10,023.72, **Reserve Union Crows Nest Roads and Gate**, \$53,741.96, for a **Total** of \$162,491.41.

Architectural Review Committee: Roger Tumlin was present and reported about a recent request for a wooden fence that was denied. This denial is consistent with previous requests as there are no wooden fences currently in Belews Landing.

Crows Nest Roads and Gate Committee: David Keeney reported about an exit gate malfunction that required a software reset, which seemed to fix the issue. The roads in Windward were recently hot sealed by the state in an attempt to keep the cracks in the roads from getting any worse.

Communications Committee: Austin Lewis reported that he will no longer be handling the responsibilities of the communications committee with regards to email blasts and the maintenance of the email list and the HOA newsletter. He will still be handling the website and the Facebook page. The board would like to thank Austin for all his hard work over the past

years in preparing and putting together our community newsletter and to help make our website what it is today!

*Social Committee:* No members present.

*Neighborhood Watch Committee:* No members present.

*Welcoming Committee:* Jan Keeney reported that we have had no new homeowners this month.

*Landscaping Committee:* Chair Roy Montague noted that the contract for services was awarded to our current landscaper, David Bailey. The new contract will run through December 2016, with the option for 2017 at the same price. Roy also noted that current lot owners will now be responsible for mowing their properties right of way, or they can have the community landscaper mow it for them at a prepaid cost.

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

### **Old Business**

-Negotiations with the development company have led to an agreement in which the HOA will obtain full operational and management control of the pool and clubhouse for the year 2016. The HOA in turn will pay the development company \$17,432.00 toward operational costs of the amenity sites. This amount was budgeted for in the 2016 budget, which was passed at the budget ratification meeting on January 4th, 2016.

### **New Business**

-The annual meeting has been moved to June 22, 2016.

-The board is looking for members to serve on the nominating committee to help find eligible members who are willing to serve our community and run for the board.

-The board will be looking for volunteers to head up a pool committee, which will help with operation and management of the pool. These individuals will work closely with the development company representative to help transition to full operational control in the future. There will also be a clubhouse committee to help organize community events and rental access of the clubhouse.

-David Kenney asked that we discuss seeing what the cost would be to have a few signs put up in the community to ask everyone to please respect our landscaping by staying on the road. David volunteered to try and get estimates for those signs and follow up.

-The board will be looking into revising the bylaws with regards to the annual audits being a requirement. Article VIII Section 6 d requires an independent audit each year for the HOA.

-Please remember that the common area behind the clubhouse, "golf course," is actually the septic fields for many lots. In the past, the HOA has asked that golf carts not be used on the

course as they could cause the leach fields to become compacted and require repair at the lot owner's expense. Signs have been put up as a reminder.

-The board will be looking for members to serve on the new pool/clubhouse committee. More information will be forthcoming.

The next meeting was set for April 27th at 6:30 pm.

The meeting was adjourned at 7:30 pm.