



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

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, and David Keeney.  
Community Members: Approximately 16 members of the HOA were present.  
AMG Representative: Brady Edwards, AMG representative, was not present.  
Quorum: Quorum was established with four of five board members present.

President Patti Hefner opened the meeting and welcomed everyone.

The minutes of the March 23rd HOA Board Meeting were approved.

**Treasurer's Report:**

Mark Koczenasz reported on the March 31, 2016 financial report: Operating Union \$105,278.19, Reserve Union for Clubhouse and Pool \$10,027.33, and Reserve Union Crows Nest Roads and Gate \$53,776.69, for a total of \$169,082.21. Mark recently met with AMG's Brady Edwards to discuss some format questions and procedural issues; another meeting is scheduled. Also, noted is that the 2016 income to the Roads and Gate Reserve are still in the Operating Union. Mark is working with AMG on getting this corrected to accurately reflect the gate and roads fund.

**Committee Reports:**

*Architectural Review Committee:* Nicole Gillespie reported the committee reviewed several applications for small projects, such as; driveway extensions, children's play equipment, and porch modifications. A spec home is under construction on Starboard Court. Dave Drugman has filled the committee post vacated by Roger Tumlin.

*Crows Nest Roads and Gate Committee:* Dave Keeney reported on the failure of the Crows Nest exit gate. Seegars, our gate company, has inspected the mechanicals and found no issues. The

control company out of Raleigh is scheduled within the week to inspect the control and drive systems. Until repaired, the gates will remain open.

The road surfaces of Crows Nest, Leeward, Widows Walk, and Windjammer were inspected by the committee. Ten areas show broken asphalt; by ratio to the 2014 repairs, a guess at the cost of repairs could be approximately \$16,000. The committee will discuss on how best to proceed.

*Communications Committee:* Austin Lewis noted that Lisa Boles has accepted responsibility for e-mail blasts to the members. The committee is still seeking someone to take on a lead role for the newsletter. A revised application form to the ARC for small improvement projects is in the works for the website.

*Social Committee:* Nicole Gillespie listed two activities planned: a pool party on May 28, and a community-wide yard/garage sale on May 21. Details will be distributed via e-mail.

*Neighborhood Watch Committee:* Linda Sanders informed the group of a recent community meeting with the county sheriff's deputies and some information gained on reporting suspicious vehicles or activities in the community. Recently two men have been seen numerous times driving through the community and appear to be "casing" the community. Residents are encouraged to report such activity by calling 911.

*Welcoming Committee:* Jan Keeney noted three new residents: Robert Dilmore in Windward, Robert & Lana Baeton in Crows Nest, and Karyn Marlow & Sandy Shatz in Crows Nest.

*Landscaping Committee:* Roy Montague reported that 9 of 18 lot owners have responded to the question of lawn mowing of the shoulders on their undeveloped lots. The committee will follow up on the 9 that haven't responded. Also the committee, on May 14, will be planting seasonal flowers at the entrance..... volunteers needed!

*Strategic Planning Committee:* Mark Koczenasz said the committee met this month and is looking into opportunities to reduce the cost of street lighting.

*Pool Committee:* Roy Montague, Chair, announced this new committee with members: Sandy Bohland and Linda Sanders. They have reviewed and re-published the rules for the use of the pool and assigned gate access codes to the members. The rules and access codes are being distributed to eligible members. The pool is to open May 1st.

*Clubhouse Committee:* Another new committee was announced with Jan Keeney as chair and members Nicole Gillespie and Sherrie McBride. The clubhouse rules have been reviewed by the committee and some changes submitted for Board approval.

*Nominating Committee:* Dave Keeney, Dave Drugman, and Tracey McCorkle have issued an announcement for nominations to the board. There will be two positions open for election in June. To date, we have not received any encouraging responses. We ask qualified members to step up and keep our momentum moving in a positive direction.

**Old Business:**

Annual meeting has been moved to June 22nd, 2016. The slate of nominees for the Board of Directors is needed by May 15th.

The request for placement of a common real estate sign directing potential buyers to the HOA website was denied. Rationale were: the gate is open during the day allowing browsers to tour the community. Also, sites such as Zillow provide search for property information.

A revision to the bylaws is being drafted for consideration at our annual meeting. The revision would allow options to the requirement for the annual financial audit by an independent CPA.

**New Business:**

The mud holes near the entrance to the community will be filled and seeded. Temporary signs will be placed to ask motorists and truck drivers to keep their wheels on the pavement.

**Likewise, owners and users of ATVs and golf carts are asked to keep off landscaped areas. ATVs are not permitted at all on common areas per the CCRs.**

The next meeting is scheduled for May 25th at 6:30 pm in the clubhouse.

The meeting was adjourned at 9:30 pm.