



Meeting Minutes
Board of Directors Meeting
Belews Landing Clubhouse
May 25th, 2016
6:30 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, David Keeney, and Tim Ratcliffe.
Community Members: Approximately 14 members of the HOA were present.
AMG Representative: Brady Edwards, AMG representative, was not present.
Quorum: Quorum was established with all five board members present.

President Patti Hefner opened the meeting and welcomed everyone.

The minutes of the April 27th HOA Board Meeting were approved.

Treasurer's Report:

Mark Koczenasz reported on the April 2016 financial report: Operating Union \$107,938.99, Reserve Union for Clubhouse and Pool \$10,028.57, and Reserve Union Crows Nest Roads and Gate \$53,785.53, for a total of \$171,753.09. The board will soon meet with AMG to discuss the community's expectations and other procedural issues with regard to AMG's performance. Also, noted is that the 2016 income to the Roads and Gate Reserve is still being reflected in the Operating Union. Mark has been working with AMG on getting this corrected to accurately reflect the roads and gate fund.

Committee Reports:

Architectural Review Committee: There are currently several projects underway. The ARC stays rather busy as would be expected with a growing community. If anyone is interested in joining the committee please notify the board.

Crows Nest Roads and Gate Committee: Dave Keeney previously reported on the failure of the Crows Nest exit gate. Seegars came out and adjusted the tension on the chain on the exit gate which they thought to be the problem. There have been no reported problems since.

Communications Committee: The committee is still seeking a volunteer to take on the newsletter. If you would like to be a member of the committee, please let the board know as we are always looking for those tech savvy individuals to help us continue to grow our electronic presence.

Social Committee: The Memorial Day pool party was a huge success. Thanks to all the social, pool, and clubhouse committee members who worked so hard to make sure everyone had a great time. We all look forward to this becoming an annual Belews Landing event! So let's start planning for next year!

Neighborhood Watch Committee: Recently there have been some parties taking place at the cabana next to the day dock. Unfortunately, those who have been partying have not been cleaning up after themselves! Reminder, please enjoy all that our great community has to offer, but leave it the way you find it! Again residents are encouraged to report any suspicious activity to 911. The next meeting of the neighborhood watch committee will be sometime in June and is TBA.

Welcoming Committee: Jan Keeney noted one new resident, Brien George at 181 Topside. Please welcome him to the community!

Landscaping Committee: Roy Montague reported that the committee planted summer flowers at the main entrance, Windward, Starboard, and Crows Nest entrances. A big thanks to those who volunteered to plant flowers to make our community look fresh! The committee is still working on getting all the landowners on board with making sure the rights-of-way are mowed and looking appropriate in the community.

Strategic Planning Committee: Mark Koczenasz said the committee has several items it is working on but nothing new to report now.

Pool Committee: Roy Montague, Chair, announced that new codes were handed out to all homeowners who are eligible and in good standing with the HOA. The music has returned for your listening pleasure. There are now instructions on how to use the grill as well as cleaning items underneath. Please be respectful of your neighbors. If you use the grill, clean the grill when finished.

Clubhouse Committee: The committee did a great job of spring cleaning and got the clubhouse looking new. Also, the first rental was a success since the HOA began operational control. Just a reminder that there is no cable or music available inside the clubhouse. However you may bring your own music for a clubhouse party rental.

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 received several responses. We ask any qualified members to step up and keep our momentum moving in a positive direction.

Old Business:

The annual meeting will be on June 22nd 2016 at 6:30 pm. If you cannot attend please give your proxy to a neighbor so that all our votes may count. There has been a recommendation to change the Bylaws of Article V111 regarding audits. Please read the letter from AMG regarding this important decision, which the board feels could result in a big financial savings to the community.

New Business:

The trails are in need of much repair and this will be a topic of discussion in the future.

Likewise, owners of golf carts are asked to keep off landscaped areas. ATVs are not permitted at all in the neighborhood per the CCRs.

Please be aware that golf carts are also illegal on state-maintained roads, all roads from the main entrance to Sailing Point/Crows Nest gate. Also, a resident was recently given a warning by the Rockingham Sheriff for driving an unlicensed cart on the road.

There are some new rules for the common areas that the board feels will make the community safer. Please read these rules and ask any questions.

The next meeting is our annual meeting, which is scheduled for June 22nd at 6:30 pm in the clubhouse.

The meeting was adjourned at 7:30 pm.