



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

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, Julia Kinlaw, and Dave Keeney  
Community Members: Approximately six members of the Association were present  
AMG Representative: Not present  
Quorum: Quorum was established with all five board members present

Patti Hefner, President, opened the meeting and welcomed attendees.

The minutes of the June 22, 2016 Annual Membership Meeting were approved.

**Reports**

Treasurer – Mark Koczenasz

Mark provided copies and reported on the June financials: Income: \$683.79; Expenses: \$8,456.06. Balances as of June 30: General Operating Union \$105,839.88; Reserve Union for Clubhouse and Pool \$10,031.09; Reserve Union for Crows Nest Roads and Gate \$53,527.51

Mark pointed out that he is continuing to work with AMG to resolve the concerns he noted in the right-hand column of the June financial report. Also called out was the \$26,950 income for 2016 to the Crows Nest Roads and Gate Reserve Union has not been transferred from the General Operating Union fund.

2017 budget planning will begin with the intent to have the budget drafted by end of October

ARC: no report.

Crows Nest Roads and Gate – Dave Keeney

No issues to report this month.

Communications – Austin Lewis

Austin reported on the recent activities of the Communications Committee: 10 email blasts were sent; 7 posts made to Belews Landing Facebook page (Facebook activity has increased to compensate for the lack of a newsletter); updated Board of Directors webpage to reflect the new board members and assignments; 2015-2016 accomplishments and all the annual meeting materials were added to our website.

Two new features to the website that we may soon see: a Contact Board Members form, which will allow members to send messages via a website link to all the Board Members. Also in the works is an updated home page for our website.

Social – Nicole Gillespie

Reporting for Nicole, Patti Hefner announced that the social committee has three projects in the works: 1) A Pool Party on August 13; 2) A member's survey to solicit ideas and interest for other social functions; and 3) A member's directory.

Neighborhood Watch – Diane Short / Linda Sanders: no report.

Welcoming – Jan Keeney

Jan reported there were no new residents into the community since our last meeting.

Landscaping – Roy Montague

Roy reported no issues in the past month.

Strategic Planning – Mark Koczenasz

The committee will be meeting the week of August 8.

Pool – Roy Montague

Sandy and Lisa are managing the daily opening and closing of the pool. We had some overnight vandalism in the pool area, which caused damage to the pool gate; a lock and chain are now placed on the gate after hours.

Clubhouse – Jan Keeney

Jan reported rental activity has been positive, no issues, and the clubhouse is being maintained as expected.

**Old Business**

Audit requirement and status:

An annual independent audit by a CPA is a requirement of our bylaws. AMG initiated an audit for 2015 without prior approval by or notification to the Board. That audit was then suspended and the status of that work is still in question.

The proposed amendment to allow other options for the annual audit was not approved at the annual meeting in June.

Common Area Rules:

Two rules were revised to read:

No fireworks allowed in wooded areas, including the lake access trails and cabana.

Social functions, such as; parties and picnics shall end by 11PM.

The rules will be posted on our HOA website.

Other:

Pertaining to the issue of having Crows Nest Road and Gate revenue properly deposited into the reserve account, a recommendation from the audience was to have our management company issue separate invoices for HOA dues and Crows Nest Road and Gate assessments. The members would then write separate checks for payments to separate accounts.

**New Business**

Common Area Volunteers – track labor and materials:

The board asks our numerous volunteers who contribute labor, equipment, and materials towards the maintenance of our common areas to record and report those labor hours and expenses to the Board. Services, such as; trails, cabana, lakeside dock, clearing fallen trees, filling wash-outs, etc. are direct savings for the HOA and for the development company. The board wants to recognize the voluntary work and contribution of our members.

2017 Budget Planning:

As noted in the Treasurer's report, the work on our 2017 budget has begun. The board asks each committee chair to provide their committee's 2017 financial needs (requests) by August 22.

The next meeting will be Wednesday, August 24th at 6:30 PM.

The meeting was adjourned at 7:05 PM