



Meeting Minutes
Board of Directors Meeting
Belews Landing Clubhouse
August 24, 2016
6:30 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, Julia Kinlaw, and Dave Keeney
Community Members: Approximately seven 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 July 27, 2016 Belews Landing HOA Board Meeting were approved.

Reports

Treasurer – Mark Koczenasz

Mark provided copies and reported on the July financials: Income: \$3,299.81; Expenses: \$6,899.73. Balances as of July 31: General Operating Union \$102,231.91; Reserve Union for Clubhouse and Pool \$10,030.04; Reserve Union for Crows Nest Roads and Gate \$53,536.61. All assessments for 2016 have been paid with one exception, Regam Building Corporation owes assessments for four lots in Windward.

AMG reported that approximately \$28,000 income from the private road assessments will be transferred to the Crows Nest Road and Gate Reserve account within the month of August. However, there remain many other open issues with AMG pertaining to our financial records, math discrepancies, and questionable expenses (e.g., \$1,000 expense for Duke Energy Water Access Lease). Mark will be meeting with Brady Edwards prior to our next meeting to resolve those issues.

ARC – Mark Dobosy

Four homes are under construction on lots 121, 126, 132, and 134. Lot 67 received pre-approval from the ARC for house plans.

Mark noted that our searchable CCR document on the HOA website failed to include the phase amendments for Sailing Point, The Estates and Crows Nest Phase III. Dave Keeney and Austin Lewis will update the document and post a corrected version.

Crows Nest Roads and Gate – Dave Keeney

No issues to report this month.

Communications – Austin Lewis

Within the month since our last meeting, three posts have been made to the Belews Landing Facebook page; a new Contact Board Members form has been added to the website (this link provides for a direct email communication to each of the board members), major updates of the website Home page and the page that describes Belews Landing on the General tab, under About; also minor updates to other pages for consistency with the new pages. Take a ride and explore our updated site: <http://www.belewslanding.org>

Social – Nicole Gillespie

No report. Some attendees expressed interest in having more social activities in the clubhouse.

Neighborhood Watch – Diane Short

The planned meeting with the Sherriff's department was cancelled due to lack of interest / participation by our membership. Past meeting attendance has only been 6 to 8 members.

Welcoming – Jan Keeney

Milton and Sherri Via have completed construction and moved into their home, lot 10 in Crows Nest.

Landscaping – Roy Montague

The committee held a recent meeting to prepare plans for 2017. The contract negotiated with Second Nature for 2016 provided for 2017. The committee may be tweaking that contract for 2017.

Brian Siemon and Roy repaired the ruts and mud holes along Crows Nest Drive, near our community entrance from Ellisboro Road.

Strategic Planning – Mark Koczenasz

No report; the committee intends to meet within the next two weeks.

Pool Committee – Roy Montague

No issues with pool activities this past month. The committee noted that the BBQ is in need of some repair (burner components and igniter).

Clubhouse Committee – Jan Keeney

No issues to report; there has been an increase in rentals this year and the facility has been well maintained by the renters.

Old Business

2015 Audit:

AMG provide copies of Bernard Robinson & Company's Independent Auditor's Report for 2015 (copies of the 2013 and 2014 report were also included). The report stated that our financial position, the results of our operations, and our cash flows were all in accordance with accepted accounting principles.

The recommendation by the audit company was that our financial statements should include estimates of future costs of major repairs and replacements.

2017 Budget Planning:

The board requested each committee chair to submit any budget request items they may have for 2017. To date, we received estimates/requests from the following committees: Clubhouse, Communications, Landscape, and Crows Nest Roads and Gate. If other committees have a budget requirement for 2017, please submit your request to our President and the Treasurer.

New Business

Member Survey:

Consideration is underway to survey members to gain a sense of the community for future needs and actions. There is interest in adding another canoe/kayak rack at the cabana area (volunteer materials and labor needed), 2017 plan for the pool and clubhouse, and 2017 plan for AMG.

Cabana:

Members expressed the need for cleaning and maintenance at the cabana, the lakeside dock, and the ramp (again looking for volunteers and materials).

Meeting Participation:

Members suggested posting a sign near the community entrance a few days in advance of the board meetings to encourage more participation.

The next meeting will be Thursday, September 22, 2016 at 6:30 PM

The meeting was adjourned at 7:30 PM

Notes from the post-meeting session of the Board:

- 1) The board intends to take action to collect past due assessments of Regam Building Corp. (approximately \$20,000 owed)
- 2) Sean Long and Milton Via volunteered to make repairs to the lake access trail between lots 9 & 10 off Yardarm Court
- 3) The board will budget \$200 per lot in 2017 to continue the pool and clubhouse arrangement with the development company we had this year.