



Meeting Minutes
Board of Directors Meeting
Belews Landing Clubhouse
September 22, 2016
6:35 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, Julia Kinlaw, and Dave Keeney
Community Members: Approximately ten 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 August 24, 2016 Belews Landing HOA Board Meeting were approved.

Reports

Treasurer – Mark Koczenasz

Mark reported August revenue of \$-404 and expenses of \$2,460 for a General Fund balance of \$71,206 with the Clubhouse and Pool Reserve at \$10,033 and Crows Nest Roads and Gate Reserve at \$81,595. Mark noted AMG is not current with expense payments for landscaping and some utility expenses. Mark met with Brady Edwards for several hours to resolve open issues concerning AMG's performance and reports. President Patti Hefner stated that she received a communication from Paul Mengert of AMG that AMG's base fee, \$400 in 2016, will increase to \$900 in 2017. The board and members discussed possible options for 2017.

ARC – Mark Dobosy

Mark reported four homes are currently under construction. The committee is working on an instruction sheet to guide members on ARC regulations and the approval process.

Crows Nest Roads and Gate – Dave Keeney

No issues to report on the private roads and gate. Dave noted that in August, AMG transferred funds received for the 2016 Crows Nest assessments from the general fund to the roads and gate reserve.

Communications – Austin Lewis

The committee issued several email blasts, completed standard monthly website updates and other postings to Facebook. The 2015 year-end audit has been added to the website; along with audits of 2013 and 2014. Austin and Dave Keeney updated the searchable CCRs on the website to contain the three phase amendments. And, a link was added to the official recorded CCRs on

the Rockingham County website. The ARC request form has been updated so that it now goes directly to all ARC committee members.

Social – Sarah Bailey

The committee has a couple of activities planned: A Fall Wine Tour on October 1 from 10 am to 6 pm and Sips N Design on October 4 from 6 to 8 pm. Also, Nancy Lewis has organized a book club that will meet at 10 am on the third Wednesday of each month.

Neighborhood Watch – Diane Short

No report

Welcoming – Jan Keeney

Dave, reporting for Jan, noted a new family coming to Starboard Court. A visit is planned when the family is settled.

Landscaping – Roy Montague

Nothing new to report

Strategic Planning – Mark Koczenasz

The committee will be meeting to discuss management company options.

Pool Committee – Roy Montague

The pool will close on September 30 as that is the end date of the county permit.

Clubhouse Committee – Jan Keeney

Dave, reporting for Jan, the committee had a resignation, so the current committee consists of Nicole and Jan. Reservation activity and usage for committee meetings continues to grow. Cleanup after events has been very good. No issues.

Old Business

The budget for 2017 is being developed; expect to have a preliminary budget for review at the October meeting with the ratification meeting in November.

The cabana area is in need of maintenance. Although the HOA does not own the trails or the cabana, the board will be asking for member input on how to freshen the cabana area. The board will also ask the development company for direction and commitment towards that maintenance.

Several members requested a second kayak/canoe rack be constructed at the cabana. The board will survey interest and options in a member survey form that is being drafted.

New Business

More discussion on AMG's performance and their notice of a fee increase from \$400 to \$900 in 2017. The Strategic Planning Committee and the board will be looking at options: other management companies, local CPA for financial responsibilities, and/or local member management.

Water quality complaints were reported. Members were advised to call Aqua for all issues regarding quality of their water supply.

The poor condition of the trails was noted and this will be communicated to the development company.

The next meeting will be Thursday, October 20, 2016 at 6:30 PM

The meeting was adjourned at 7:15 PM