



### **Meeting Minutes**

Board of Directors Meeting  
Belews Landing Clubhouse  
October 20, 2016  
6:30 PM

Board Members Present: Roy Montague, Mark Koczenasz, Julia Kinlaw, and Dave Keeney  
Patti Hefner joined the meeting in progress

Community Members: Approximately twelve members of the Association were present  
AMG Representative: Not present  
Quorum: Quorum was established with four of five board members present at the start of the meeting; all five were present at the end and for the executive session

Roy Montague, Vice-President, opened the meeting and welcomed attendees.

The minutes of the September 22, 2016 Belews Landing HOA Board Meeting were approved.

### **Reports**

#### Treasurer – Mark Koczenasz

Mark reported September month end general fund expenses \$9,189; roads fund expenses \$73; Duke water lease \$16,379; for total expenses of \$25,641. As of September 30, the fund balances are: General Fund \$45,510; Pool and Clubhouse Reserve \$10,035; Private Roads and Gate Reserve \$81,607.

Preliminary budget for 2017 has been completed for the board to review; budget ratification meeting to be held in November.

#### ARC – Mark Dobosy

ARC reported four homes in construction and two requests have been received since the last meeting, both requests are for alterations. Mark reminded the members that the ARC request form and instructions are available on the HOA website. The committee continues work on a set of guidelines.

#### Crows Nest Roads and Gate – Dave Keeney

No issues or activity to report.

Communications – Austin Lewis

Working with the board, Lisa Boles created a survey to obtain the opinions of HOA members on several issues. The survey was emailed on October 18, with a due date of October 31.

Still seeking volunteers to restart a community newsletter.

Social – Sarah Bailey

No report, but members noted several activities and functions recently and more planned (book club monthly meetings and a meet-and-greet event in November).

Neighborhood Watch – Diane Short

No report.

Welcoming – Jan Keeney

One new family moved into their home on Starboard Court.

Landscaping – Roy Montague

The committee will not do a fall flower planting.

Strategic Planning – Mark Koczenasz

The committee held two meetings to discuss options for:

- 1) A Duke street light contract that expires in November. This is for eleven lights on a ten-year contract.
- 2) Options for a community management company in 2017. AMG has notified the board of a significant rate increase in 2017.

Pool Committee – Roy Montague

The pool closed on September 29. The committee reported that it was a successful year, but pointed out that there were issues with messy and unsanitary conditions in both bathrooms. Members are asked to more closely monitor children in the bathrooms.

Clubhouse Committee – Jan Keeney

There have been no issues with the use and housekeeping of the clubhouse.

**Old Business**

ARC Guidelines: reported above.

Survey Monkey: also, reported above, but noted there have been some glitches and we recognize that the board is still learning how to use this tool, but we do expect some meaningful results when collected at the end of the month.

Options for management company: reported above.

Maintenance of trails: no response from the development company.

## **New Business**

Animals running loose and leaving deposits in people's yards: Members are reminded of the CCR rules:

*"Each Owner owning or having possession, charge, care, custody or control of any animal shall keep such animal exclusively upon his or her Lot; provided, however, that such animal may be off the Lot if it is under the control of a competent person and restrained by a chain, leash or other means of adequate physical control. Each Owner will be responsible for cleaning up any and all waste deposited by any animal upon any Lot or Common Elements."*

The Crows Nest gate will remain open until 8:30 pm on Halloween.

The next meeting will be held on November 17 at 6:30 pm.

The meeting was adjourned at 7:40 pm.