



Meeting Minutes

Board of Directors Meeting
and
2017 Budget Ratification Meeting

Belews Landing Clubhouse
November 22, 2016
6:30 PM

Board Members Present: Patti Hefner, Mark Koczenasz, Julia Kinlaw, and Dave Keeney
(Note: Roy Montague attended the post-meeting exec session)

Community Members: Approximately five members of the Association were present

AMG Representative: Brady Edwards

Quorum: Quorum was established with four board members present.

President Patti Hefner opened the meeting and welcomed attendees.

The minutes of the October 20, 2016 Belews Landing HOA Board Meeting were approved.

Reports

Treasurer – Mark Koczenasz

The monthly financials were reported under New Business along with the 2017 budget which was presented for ratification.

ARC – Mark Dobosy

Karyn Narlow reported the ARC received and responded to two alteration requests.

Crows Nest Roads and Gate – Dave Keeney

No issues to report.

Communications – Austin Lewis

No new items to report.

Social – Sarah Bailey

No report.

Neighborhood Watch – Diane Short

No report.

Welcoming – Carol Dobosy

Members reported that the community received three new families.

Landscaping – Roy Montague

No report.

Strategic Planning – Mark Koczenasz

The committee has been focusing on two issues:

- 1) Options for replacing or improving performance of our management company
- 2) Negotiations with Duke Energy to reduce the cost of eleven street lights. The first of five ten-year light contracts will expire in November. The committee anticipates a 33% reduction in the monthly fee for the eleven lights on the first contract. The current fee is approximately \$1 per day, per light.

Pool Committee – Roy Montague

No report.

Clubhouse Committee – Jan Keeney

Rentals have been good and the facility has been left orderly and clean following each rental.

Old Business

ARC Guidelines: The committee submitted a draft set of guidelines that provide instructions and guidelines to assist members in requesting approval for new construction, exterior modification, and landscaping projects. Board members reviewed the document and have asked the committee to add an appeal process, whereby in case of an impasse between the ARC committee and lot owner, the issue may be reviewed and resolved by the HOA board.

Options for HOA Management Co: Mark Koczenasz reported on the progress he and the SPC have made in soliciting information on seven management companies. Mark has selected three of the seven for further study. The next steps will include: 1) draft a request for proposal to include the functions the board expects of a management company (e.g., financial records, community inspections, violation letters, collections, complaints); 2) meet with the prospective management companies; and 3) ask for quote and contract for final review.

New Business

Current year treasurer's report:

Mark Koczenasz provided income, expenses, and year-to-date net income vs expenses for the general fund (\$12,010), the private road and gate reserve (\$26,687), and the Duke Energy water front lease account (-\$3,005). Mark forecasts the general fund to be within budget by year-end 2016.

Current balances:

General Fund: \$40,404
Pool and Clubhouse Reserve: \$10,036
Private Roads and Gate Reserve: \$81,618
Total: \$132,059

2017 Budget Ratification:

The budget as provided to the membership by mail, on or about November 8, was presented to the meeting attendees. As prepared, the general fund at year-end 2017 will be in a deficit of \$6,490, which would leave us with a general fund balance of approximately \$22,000. Mark noted several opportunities to increase income and reduce planned expenses: collection of more than \$20,000 in past-due assessments; appeal Duke Energy's lakefront lease charges for the common areas (both current and past year charges); reduce street light costs as noted above in the SPC report; reduction in management company fees; and postpone mulch costs for another year. In consideration of these variables, the Board will hold the 2017 general fund assessment at \$825 (no change).

The 2017 budget was ratified.

Comments from the audience:

- 1) Members did not favor removing mulch from the budget in 2017; that the appearance of the community has deteriorated in recent years and more should be done to improve the appearance of the community.
- 2) Request for additional street lights for those who walk the streets after dark.

The Board will not meet in December; the next meeting will be held January and the date will be announced later.

The meeting was adjourned at 7:20 pm.