



Meeting Minutes
Board of Directors Meeting
Belews Landing Clubhouse
March 23, 2017
6:30 PM

Board Members Present: Patti Hefner, Roy Montague, Mark Koczenasz, and Dave Keeney
Community Members: Approximately fifteen members of the Association were present
AMG Representative: Amanda Smith
Quorum: Quorum was established with four of five board members present

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

The minutes of the November 22, 2016 Belews Landing HOA Board Meeting and 2017 Budget Ratification Meeting were approved.

Announcements

President Patti Hefner introduced Amanda Smith, our community representative from Cedar Management Group.

The HOA Board is considering quarterly rather than monthly meetings of the association.

Reports

Treasurer – Mark Koczenasz

Due to the change in management companies from AMG to CMG, it took several months to gather and transfer accounting information. Therefore, this meeting's financial report covered the months of January and February. There has been no revenue year-to-date for 2017. Invoices for 2017 assessments were mailed in February with payments due in March.

Account balances:	Year-end 2016	As of Feb 28, 2017
General Operations	\$38,163.95	\$29,358.08
Reserve Pool Fund	\$10,038.69	\$10,039.88
Reserve CN Roads & Gate	\$81,683.73	\$81,622.10

ARC – Jim Powell reporting for Mark Dobosy

Current committee members are Jim Powell, Karyn Narlow, Lisa Boles, Ron Gonzalez, Mark Dobosy. Jim will become the new chair at the end of March.

In the past year, 4 home starts on Windward, 1 home on Topside, 2 homes on Starboard, 3 homes on Yardarm. The ARC reviewed and assisted residents with various

improvements including landscape features, playground equipment, treehouse and yard improvements.

The ARC review process has been updated, documented, and posted to the HOA website. Please review those updates as you plan your next project.

Crows Nest Roads and Gate– Dave Keeney

The entrance gate failed in January. A U-bolt failed and was repaired by Seegars at no cost to the HOA.

A break in an underground phone cable to the kiosk required repairs by Via Electric. Cost \$210.

The Spring inspection of the private roads will be done in Spring and a report to the residents will be generated at that time.

Communications – Austin Lewis

The HOA website is being updated with about 50% of the sections completed. Several people have worked on checking and confirming addresses on the member list. The latest list is posted on the members only website. Please review your listing and confirm your information.

Austin asked the board to appoint a replacement for Sherry Tumlin's position on the committee. He is also looking for someone to chair the communications committee while he would continue to maintain the website and Facebook page.

Welcoming – Carol Dobosy

No report

Clubhouse Committee – Jan Keeney

Clubhouse activity during the winter months was minimal, and those who used the facility left the clubhouse in a clean and tidy manner. No issues to report.
(reported for Jan by Dave Keeney)

Pool Committee – Roy Montague

The pool will open on May 1. Volunteers are needed to assist in setting up the pool furniture, perform some repair work, and freshen the partitions of the shower stall. The committee will be upgrading the surveillance system with new cameras and lighting.

Landscaping – Roy Montague

Second Nature Landscaping is in the process of mulching all the shrubbery beds; last done in 2015.

A suggestion was made to protect the turf at road corners by placing plantings or rocks to keep vehicle traffic on the road surfaces. (Note to check with the county highway department for any regulations on the right of way at corners.)

Social – Sarah Bailey

Sarah reported on many activities that took place in the past year and stated that the committee has many more planned for 2017. Keep an eye on the website and email announcements.

Nominating Committee – Dave Keeney

The annual meeting to be held in June will include elections for three of the five board seats. The nominating committee is looking for an additional representative from Windward to help identify potential candidates.

Strategic Planning – Mark Koczenasz

The committee led the effort to replace our management company with CMG. Currently they are looking at options to lower the cost of our street lights.

Neighborhood Watch – Diane Short

Community attendance at meetings has been minimal. Therefore, future meetings with our local fire and police departments have been suspended.

Old Business

A home building company, owning four lots and owing the HOA more than \$24,000 was served by our attorney on March 2. The company has 30 days to respond before a Default Judgement will be filed.

The Belews Landing Development Company has made application to the county to have Starboard Court transferred to state/county maintenance.

New Business

The 2017 agreement between the HOA and Belews Landing Development Company for the use of the pool has been signed and will be posted to the HOA website. A question was raised about liability insurance to protect the HOA; board to check with our current insurance carrier.

Reminder that the annual meeting and elections will be held in June.

Open Discussion

A resident commented on the poor appearance and upkeep of a few home sites. CMG has a process to notify members of violations to our rules and covenants. CMG will inspect and take necessary action.

A resident noted that the neighboring Duke property contains a dumping site for old tires. The board president will notify the Carolina Marina office.

Several residents have concerns for gunfire in or around the community. It was pointed out that our common area rules forbid the use of any weapons.

The next meeting will be April 20th at 6:30 PM.

Footnote

(Subsequent to the March meeting, CMG confirmed the HOA's liability insurance policy coverage includes areas that are still under developer control and are being leased by the HOA.)