



**Meeting Minutes**  
Board of Directors Meeting  
And  
2018 Budget Ratification Meeting  
Belews Landing Clubhouse  
November 30, 2017  
7:00 PM

Board Members Present: Roy Montague, Mark Koczenasz, and Julia Kinlaw.  
Community Members: Approximately 20 members of the Association were present.  
AMG Representative: Pauline Gordon was present.  
Quorum: Quorum was established with three board members present.

Vice-President Roy Montague opened the meeting and welcomed attendees in the absence of President Todd Herman.

**Committee Reports:**

Roads/Gate – John Mallard and Dave Drugman

Co-Chairmen Dave Keeney and Richard Verner have relocated or will be relocating to another community in the near future; therefore, John Mallard and Dave Drugman will be the new Co-Chairmen. New committee members are welcome. Road repairs are being scheduled for 2018, including resurfacing Leeward up to Windjammer. There is a possibility that other roads will be included, but a final decision will be made later. Todd Herman will help organize the next committee meeting.

Residents of Crows Nest will begin receiving two separate invoices for Roads/Gate Dues and General/Duke Dues for 2018 to prevent any commingling of funds.

ARC – Jim Powell

Jim Powell is resigning from the committee and new members are needed. The remaining committee members are Lisa Boles and Karyn Narlow. In 2017, four new construction requests and six landscaping requests were approved. Lot 67 has stalled in construction progress. The ARC has approved construction and the lot was cleared on May 1 as well as permission for septic tank installation.

Social – Sarah Bailey

Report was given by committee member Julia Kinlaw. A Christmas Party is planned for December 9 – Decorating Cookies and a visit with Santa at 4:30 pm followed by a golf cart

parade and then appetizers and drinks at the clubhouse. An email announcement and Facebook post has been processed.

Communication – Lisa, Boles, Kim Herman, Austin Lewis  
Kim Herman is now preparing the community newsletter.

Welcoming – Carol Dobosy

In 2017 there were twelve new residents. The most recent residents are:

Sturm – 130 Keel Court

Parsons – 133 Leeward Drive

Johnson – 120 Keel Court

Landscaping – Michael Bailey

There was not a representative from the committee present. Julia Kinlaw read an update from Michael Bailey. Fall pruning was completed and aeration, seeding, and fertilizing were completed with lots of new growth. The landscaping contract was sent out for bids and the new contract was awarded to Second Nature Landscaping, who was the previous landscaper. The contract amount will be included in the proposed budget, which includes a few additional services. They also submitted a bid to revitalize the landscaping areas at the entrance where plants are becoming overgrown or too mature to remain healthy and appealing.

Pool and Clubhouse – Roy Montague

New security cameras were installed around the pool and inside and outside of the clubhouse. The executive board approved an increase in rental rates of \$15 to allow for a professional cleaning at the end of the year.

### **Old Business:**

There was no old business.

### **New Business:**

The monthly financials will be presented along with the 2018 budget presentation.

Residents inquired about the vacancy on the executive board. The executive board decided not to fill the position at this time as the current four meet the CCR requirements.

Dave Short inquired as to a long-term plan regarding the clubhouse and pool. Roy stated that the current arrangement of renting the facility will remain in place for one more year. After 2018, decisions will need to be made as to the preferred arrangement and/or negotiations for a transfer will begin.

## **2018 Budget Ratification**

The budget was provided to the membership by mail on or about November 5, 2017. Mark Koczenasz provided year-to-date income, expenses, and net income for each fund as of September 30, 2017. He anticipates a deficit in the general fund of approximately \$9,600 due to uncollected dues and increased landscaping costs.

Net Year-to-Date Income

General Fund	\$17,069
Crows Nest Road and Gate Fund	\$27,203
Duke Waterfront Fund	\$13,373

Cash Balances

General Fund	\$58,685
Clubhouse and Pool Reserve Fund	\$10,039
Crows Nest Road and Gate Fund	\$108,379

The budget does not include an increase in dues. There will be a reduction in management contract costs and the landscaping costs will decrease due to no mulch installed in 2018. There are a few changes in various accounts but basically they will all remain the same.

Comments from Community Members

Brian Siemon stated that he would like to see the bad debt from the Duke Waterfront fund included in the General Fund. He would also like to see the HOA refrain from paying any dues for the common areas to Duke Energy. Mark Koczenasz commented that the HOA has been paying waterfront dues to Duke for the common areas. The board is reviewing the contract with Duke and will investigate a resolution with Duke on the common area dues.

Residents were pleased with the format of the budget. Mark Koczenasz noted that CMG was more responsive than the previous management company and the reports provided were much better.

Residents would like to see dues remain at the current rate as an increase in dues would be a deterrent to future real estate transactions.

Previously it had been mentioned that there may be savings on the contract with Duke Energy for the neighborhood lights. Mark explained that Duke has said there would be no negotiations on that contract.

Residents were encouraged to report the outage of any street lights to Duke Energy through their online submissions process or by calling the telephone number.

The 2018 Proposed Budget was unanimously approved.

The next meeting date will be announced later.

The meeting was adjourned.