



Meeting Minutes
2019 Budget Ratification Meeting
Belews Landing Clubhouse
November 29, 2018
7:00 PM

Board Members: Todd Herman, Roy Montague, and Mark Koczenasz were present.
Community Members: Approximately 20 members of the Association were present.
CMG Representative: Donnette Anderson was present.
Quorum: A quorum is not required for the budget ratification meeting.

President Todd Herman called the meeting to order at 7:09 PM.

Welcome and Introduction of Members of Board of Directors and CMG Representative

President Todd Herman introduced himself and Roy Montague (Vice-president) and Mark Koczenasz (Treasurer). He also introduced Donnette Anderson as the new representative for our management company.

Approval of Minutes

The minutes of the Annual Meeting on June 28, 2018 were approved as posted on the website.

Committee Reports

Architectural Review (John Mallard and Karyn Narlow)

- Various landscape, pool, and playset projects have been approved.
- The ARC now has only two members. A request for additional members will be sent out in the next newsletter.

Clubhouse and Pool (Roy Montague, Sandy Bohland, Lisa Boles, Linda Sanders, and Brian Siemon)

- No major updates but Roy thanked everyone who had signed up early in the summer and helped to keep the pool and clubhouse area clean.

Communications (Kim Herman and Austin Lewis)

- The Belews Landing email database has been updated because of a change in the way Gmail handles Contacts. All residents who have provided an email address should now be receiving emails.
- There have been regular updates and additions to the Belews Landing website and Facebook page.

Crows Nest Roads and Gate (John Mallard, Rick Craig, Dave Drugman, and John Loucks)

- There was a meeting of Crows Nest lot owners to discuss proposed repairs to Crows Nest roads on November 26, 2018. At the meeting, a quotation provided by CACTX Surfaces was discussed. A motion to proceed with the repairs as described in the quotation and illustrated on the attached map and to develop a long-term plan for road maintenance was made and seconded. The motion passed unanimously.
- A review and quotes for long term repair and maintenance was obtained. This will require an additional Crows Nest review and proposal for future funding.

Landscape and Environment (Vicki Hedrick and Karyn Narlow)

- The entrance lighting has been repaired several times over the last year. There are still issues that may need to be addressed by a professional.
- The Landscape and Environment Committee now has only two members. A request for additional members will be sent out in the next newsletter.

Social (Eddie Walker, Helen Camp, Andrea Lanum, Michael Lanum, and Jeannie Renken)

- During 2018, the Social Committee held the following events:
 - Sat May, 26: BBQ Dinner
 - Sun Jun, 10: Ice Cream Social
 - Wed Jul, 4: Independence Day Celebration
 - Sun Sep, 2: End of Summer Bash
 - Wed Oct, 31: Halloween Hayride
 - Thu Nov 22: Thanksgiving Day Turkey Trot
 - The Thanksgiving Food Drive raised 159 pounds of food to donate to a local church
 - December
 - Golf Cart Parade
 - Support a family in need

Welcoming (Carol Dobosy)

- Over 20 new families have been welcomed into the neighborhood in 2018.

Old Business

No old business.

New Business

- Pool, Clubhouse, and Common Areas:
 - It was stated that the HOA Board is working with the Development Company to transfer ownership and responsibility for the pool, clubhouse, and remaining common areas.
 - The Developer is ready to turn the remaining Trails and roads over now but there are a few corrections or improvements being worked.

- The HOA Board is doing the due diligence and working through the details before the transition.
- Clubhouse rental income will go to the HOA instead of the developer after the transition is complete.
- The costs of maintaining the pool, clubhouse, and common areas will transition to the HOA in 2019. Expenses to the HOA may increase during 2019 and this is reflected in the proposed budget. This means that HOA dues would potentially need to increase going forward.
- There are several maintenance items coming up in the next few years that will require additional expenditures.
- Neighborhood Street Lights:
 - Belews Landing has four contracts with Duke Energy for our street lights. One has completed but the other three are still active.
 - Although payments have been made to Duke for the lights on the completed contract, Duke will not negotiate any decreases in payment.
 - The cost is ~\$18,000 per year for lights.
 - Eddie Walker suggested looking into solar options for lights. The HOA Board asked Eddie to provide details so that it could be looked into.
- Neighborhood Concerns:
 - Numerous people have been voicing concerns about homeowners not picking up after their pets. The HOA is looking at purchasing signs and bags to put in the common areas as reminders.
 - Numerous people have been voicing concerns about homeowners, contractors, and visitors driving too fast in the neighborhood. The standard speed limit is 35 mph, which we do not want posted in the neighborhood. We could potentially get it lowered to 25 mph and have signs posted, but it would take some effort. In the private roads section, we can post whatever speed limits we choose. A suggestion has been to look at putting up “Slow – Children Playing” signs.

2019 Budget Ratification

The budget was provided to the membership by mail on or about November 5, 2018. Mark Koczenasz provided year-to-date income, expenses, and net income for each fund as of September 30, 2018.

Account Balances (as of September 30, 2018)

General Fund	\$60,569.58
Clubhouse and Pool Reserve Fund	\$10,042.17
Crows Nest Roads and Gate Fund	\$133,672.68

Additional Comments from Mark about Budget:

- The HOA has been paying for waterfront lease on common areas. These areas are exempt from Duke lease because they are still owned by the developer. The HOA Board is requesting a refund from Duke Energy for these payments.
- Large expenses in 2019 will be amenities due to taking over the full cost of operations for the pool, clubhouse, and common areas. It has been costing the developer ~\$30,000 per

year to operate the pool and clubhouse. The HOA has been paying \$200 per homeowner, \$20,000 in 2018, for these amenities and the developer has been paying the rest.

Comments from Community Members:

- Eddie Walker asked about some waterfront properties being grandfathered in so that they didn't pay waterfront rental but now that these have sold to new owners, we are receiving payment for waterfront lease. This was confirmed by the Board.
- A suggestion was made to promote clubhouse rental more in an attempt to bring in extra money.

The 2019 proposed budget was unanimously approved.

The meeting was adjourned at 8:30 PM.