



June 2010 Homeowners Association News and Information Letter

To: Belews Landing Property Owners

Summary of June 3rd, 2010 HOA Meeting:

The 2010 Annual Belews Landing HOA Meeting was held as scheduled on Thursday, June 3rd, 2010. The various documents that were distributed at the meeting are attached to this Newsletter and the following summarizes actions taken or contemplated with regards to various Agenda items.

Initial Executive Board: As previously discussed, the Declarant has appointed the initial HOA Executive Board from volunteers who offered to serve. The initial three member Board consists of two Belews Landing owners, Steve Black and Bryan Cox; Bill Greco will serve as the Declarant Representative. The appointment of the initial Board is viewed by the Declarant as a necessary step in order to begin a reasonable, timely and orderly process of transitioning from 100% Declarant control of the HOA to the eventual 100% control of the HOA by the owners at Belews Landing. The appointment of the Board will result in a decrease in the Declarant role in the management and operations of the HOA and various issues facing the HOA, and it will increase the Belews Landing property owner's responsibilities for the operations and management of the HOA. The Declarant will continue to provide limited administrative support and be represented on both the Board and various committees, but will no longer be acting independently or without input from owners.

2010 CCR's: The Board and members of the CCR Committee, with administrative support from the Development Co. will continue to pursue the goal of 100% acceptance of the 2010 CCR Document. If anyone who has not accepted the 2010 CCR's has any questions, concerns, or needs more information, please contact any of the individuals listed below in this Newsletter.

HOA Dues and Fees: As reported at the meeting, currently there is a substantial amount of HOA Dues and Duke Lease fees that remain unpaid, resulting in the need to simultaneously reduce HOA funded services and implement an aggressive collection strategy. The frequency of lawn mowing, trimming, roadside trash removal and other maintenance functions provided for the common areas throughout Belews will immediately be reduced in order to cut costs and maintain other services. The Board will immediately focus their efforts on the collection of outstanding HOA accounts. The Board and members of the Financial Committee will work together to monitor 2010 accounting functions, evaluate the HOA Dues and Fees structure to assign expenses to respective sections of Belews Landing, develop a 2011 HOA Dues and Fees schedule and develop a 2011 HOA Budget.

Duke Energy Water Access Leases: The 2010 Water Access Lease for the Lakeside Cabana area has been paid in full. Due to lack of payment from lakefront lot owners, the second lease for all the Crows Nest lakefront lots has not been paid. The Development Co. is working with Duke Energy and has advised Duke of the HOA's financial situation. Duke Energy has expressed

a willingness to work with the HOA and is currently evaluating the situation. The Development Co., Duke Energy and the Board will continue to work together on this issue. Lakefront owners will be updated as details become available. All Belews owners will continue to be updated as to HOA financial obligations and payments.

Proposed Amenities Update: The Development Co. has created a Development Plan for potential amenities at Belews Landing (attached). As evidenced by the plan, the participation and support of a majority of owners in Belews Landing is crucial to the implementation of the plan. All owners are encouraged to get involved in the process. The Development Co. will review and update the website as appropriate to reflect the Plan.

Updates:

The HOA Board and various Committees will provide updates and status reports to all Belews owners throughout the year via email on a continuing basis.

Contacts:

All owners are encouraged to become actively involved with HOA matters. The contact information for various individuals is listed below.

Steve Black	Board Member	sblack@frb-law.com
Bryan Cox	Board Member	bryancox@bellsouth.net
Rick Craig	Chair – Financial Committee	rcraig@rhbarringer.com
Dave Keeney	Chair – CCR Committee	jandavkeeney@triad.rr.com
Bill Greco	Development Co. / Board Member	bill@landsolutionspc.com

If you have any further questions or concerns, please feel free to contact me.

Regards,

Bill Greco, Project Mgr.
bill@landsolutionspc.com
(336) 420-3723

Attachments: June 3rd, 2010 HOA Meeting Packet

Belews Landing Development Co., LLC & Belews Landing Home Owners Association

Proposed Amenities Development Plan

1) FY 2011 HOA Dues, Fees and Budget

- a) The HOA will establish Dues and Fees for FY 2011, based solely on current amenities and existing liabilities and will adopt a budget and/or revised Dues and Fees for FY 2011 in accordance with the procedures set forth in the 2010 CCR's.

2) Initial Selection of Proposed Amenities by HOA Members

- a) The HOA will determine what specific Amenities are most desired by a majority of Belews Landing owners and prioritize them according to the HOA member's preferences.
 - i) Selection of Amenities by members is not pre-determined and could include all previously discussed items such as pool, clubhouse, tennis, playground and boat storage, a single amenity, a combination of amenities, amenities that have not been previously discussed, or the HOA Members could choose no further amenities.

3) Financial Feasibility Analysis by Development Co.

- a) The Development Co. will evaluate the HOA's prioritized list of Proposed Amenities to determine the financial feasibility of the proposal and the ability of the Development to fund the initial construction.

4) Final Determination of Proposed Amenities and Completion of Schematic Plans

- a) Upon completion of the Financial Feasibility Analysis by the Development Co., the Development Co. will produce Schematic Plans for the Proposed Amenities for further review and approval by HOA Members.
- b) Based on the Schematic Plans, the HOA will analyze the nature and character of the Schematic Plans and the future costs of operations and maintenance of the Proposed Amenities.

5) Authorization to Proceed

- a) The HOA members will vote to approve the following items: Schematic Plans for Proposed Amenities, future adjustments to HOA Dues and Fees and a contract with the Development Co. to accept ownership of the property(s) and proposed improvements once construction is completed.
 - i) If approved by the HOA members, the Development Co. will be given Authorization to Proceed.
 - ii) If not approved by the HOA members, the Development Co. will cease all joint efforts between it and the Members of the HOA to develop further Amenities at Belews Landing.

6) Funding and Scheduling

- a) If the HOA authorizes the Development Co. to proceed, the Development Co. will seek to secure funding either through traditional lenders or through a scheduled distribution of a portion of proceeds from lot sales in Crows Nest Phase III.
- b) Once a source of funds is established, the Development Co. will prepare a construction schedule for the Proposed Amenities.

7) Final HOA Action Prior to Construction

- a) At this time, it is not feasible to assign a timeline or schedule to the actions required of the HOA and Development Co. prior to the start of actual construction. Over time a number of factors such as continued or worsened economic conditions, continued lack of available credit, continued slow pace of lot sales or a change in the demographics among lot owners could change the two thirds margin required to proceed, especially so in the event the original vote to approve was passed by a slim margin.
 - i) Prior to the start of construction, the HOA will conduct a second vote, approving all aspects of Proposed Amenities, to include the adoption of amended HOA Dues and Fees associated with the Proposed Amenities.