

**BETZ LANDING 2010 ANNUAL MEETING
TOMMY'S RESTAURANT – REEDVILLE., VA
OCTOBER 23, 2010**

MEETING CALLED TO ORDER – at 2:00 pm

ROLL CALL AND VERIFICATION OF A QUORUM (President)

[P] President Phil Landry [A] Secretary Cindy Howard
[P] Vice President Nancy Hampton [A] Susan O'Bier
[P] Treasurer John Henbest [A] Mark Shaughnessy
[P] Sam Barkdoll
[P] Pack Sheffield
[P] John Whiteside

PROOF OF NOTICE OF MEETING – President

Per Bylaws, notice is required to be mailed at least 15 days prior to meeting. Completed on 9/25/10

INTRODUCTION

The president welcomed everyone and thanked them for coming. He indicated that given then Annual Meeting is for all Betz Landing Homeowners Association (BLHA) members, not all comments were totally directed to the audience present today.

Some statistics were presented to help put things in perspective relative to BLHA member participation.

- 52 people had committed to attend meeting by the cutoff date for RSVP. Late confirmations brought that number to 65 confirmed attendees.
- 50 people attended, 15 no-shows
- There are 46 homes in Betz with 30 of them for full-time residents.
18 full time residences represented here today (60%).
- 6 lot owners here today do not have a house in Betz, and they were congratulated for attending.

READING OF MINUTES FROM PREVIOUS MEETING

Waived

REPORTS OF BOARD AND COMMITTEES

Treasurer's Report – John Henbest

- Checking account balance \$15,984 up \$70 from last year.
- Investment balance \$119,583 up \$6,026 from last year.
- Total assets \$193,088 up \$6,095 from last year.
- One lot owner (two lots) has not paid 2007, 2008, 2009 or 2010 dues.
- One lot owner has not paid 2008, 2009 or 2010 dues.
- Liens have been placed on these lots.
- Five other lot owners have not paid 2010 dues.
- One lot owner has paid \$100 partial 2010 dues.

Maintenance Report – John Whiteside

- Cleared bushes along fencing at both entrances to Betz Landing (Indian Trail & Steamboat Lane), thanks to the productive efforts of Sam Barkdoll and Garland Dillard
- Cleared bushes from the transformers on Steamboat Lane.
- Completed maintenance on fence rails.
- Renewed grass cutting/maintenance contract.
- Upon the spring opening of Haugan's Landing restrooms, found both toilets had cracks and outside, underground leaking of faucets; contracted plumber to replace toilets and repair faucets.
- Patched potholes on both Indian Trail and Steamboat Lane.
- Winterized restrooms.

Architectural Control Committee Report – Don Phillips

This year the Betz Landing Property Owners Association's Architectural Control Committee members were Bill Hallman, Edmund Costello, and Don Phillips Chairperson

The committee approved:

- Plans to add garden sheds on Lots 55, 70, and 95. The shed for lot 95 has not been installed.
- A request to removal of one dying tree on Lot 50.
- The Committee gave temporary approval of the plans and requests to build a 29' 8"x76' [2254 sq ft] house on Lot 117. When the builder and or owner obtain and present required County/State permits, ACC approval will be given.

Violations:

- The owners of Lots 8 and 9 gave notice of intent to install a culvert and Shed on each lot. I contacted the owner twice and recommended read Betz Landing documents on our web site. Without ACC approval he installed two culverts. He does not have VDOT's approval. He is trying to get VDOT to inspect the installation. Action to be determined!
- The owner of lot 134 did not obtain ACC approval clear a portion of lot 134 and install a shed. However, his contractor obtained a County permit #17480 on 15 OCT 2010, to clear an area [24,000 sq ft] 240x100, for a future dwelling. The permit was not signed!
- Improvements began and continue on lot 50 without ACC approval.
- There were several other violations committed when trees were removed without informing or obtaining ACC approval.

Approval is pending to build a 29' x 76' [2254 sq ft] one story house on lot 117.

Approval is pending on a request to build an attached one-car garage with a 12/12 roof on lot 55.

A special thanks to Bill and Ed, both have agreed to serve another year as members of the ACC.

The ACC members recommend that if you decide improvement to your property please read Article III of the Covenant and the Guidelines. You will find them on line at www.betzlanding.org

Appointment of Inspectors for the Election

Greg Haugan and Elwood agreed to take responsibility for counting the votes for incoming Board of Directors positions and ACC position as well as counting votes for proposed change in Bylaws regarding the nomination process.

The president thanked exiting Board members John Whiteside, who also had served as Maintenance Chair for three years and Don Phillips, ACC Chairperson. He also thanked Sam Barkdoll for volunteering to come back and fill a vacant Board position. Sam's previous experiences on the Board and ACC along with his dedication to protecting Betz Landing values makes his return a real asset.

Much of what is done by the Board and the ACC is accomplished behind the scenes and often the results of their efforts are not always known by BLHA members. Their work has greatly contributed to the success and accomplishments in 2010.

The president noted that as of the closing of the voting time, right up to the meeting itself, only 70 of the 134 lot owners had responded to the RSVP/Ballot mailing. 64 BLHA members had not sent in their response. It was noted that when requests for votes or opinions on things that can affect Betz Landing property owners are sent with an addressed and stamped return envelope – there is an expectation (reasonable) that they would be answered and returned.

The Board of Directors is charged with acting on behalf of you, a property owner. When you are sent a request of information, ask you to vote or get your opinion on a potential action – we expect you to reply. If asked about something you don't have a concern with, either for or against – tell us that. Your assistance is needed to help keep Betz Landing the neighborhood you expected it to remain when you bought property here. We thank you for working with us on this.

Announcement of the 2011 Nomination Committee

Phil Landry will chair the Nominating Committee with Elwood Ball and Maureen Dale as members of the committee. The changes in the nomination process should easily allow for interested candidates to be on next year's ballot. More detailed explanation will be posted on the web site.

Results of Election and Bylaw Change proposition

The votes were tabulated and Ray Dameron, Nancy Hampton and Chris Jones were elected to the Board with Nannette Smith elected to the ACC. The proposition for changing the nomination process was approved.

Accomplishments for 2010

A lot has been accomplished this year, much of it due to project activities being done outside the regular quarterly meetings.

- Local Contact List – Nancy Hampton developed and published a local contact list for all home owners. A great job and well received by home owners. Thanks go to Carolyn Ball who saw the need for and benefits from having such a document, and recommending it be done.
- Web site – Nancy developed and implemented www.betzlanding.org We will be moving to it as one mechanism for providing information to the community.
- Email communication – we now have an expanded list of email address for BLHA members. It will allow us to communicate with you on a timely basis regarding items of importance or general interest. It will be used in conjunction with our web site as our **primary means of communicating**. It is our goal to minimize any hard copy mail to BLHA members in 2011, other than when required by covenants and to send out dues invoices.
- Golf cart use – approved by County for 25MPH areas within Betz Landing as well as on the non-DOT roads.
- Neighborhood Watch – Cindy Howard researched regulations and working with Sheriff's department, established a beginning program. Signs have been installed at both entrances to Betz and one will be installed at common storage area.
- Dock and restroom building have been stained and painted.
- Common Storage Area – most items located there have owners identified. We will be working to complete this project and ensure that the area is used as intended by our governing documents.

Unfinished Business

- Dog control project – referred to as "leash law". Property owners voted for approving action. Board is working with County Administrator to complete it.
- Roadside erosion – the sides of the roads where the grass is mowed is eroding in places. Some form of corrective action is needed to minimize expansion of the problem. Much of the erosion is on private property (non-VDOT easement area). Individual property owners will need to be involved in remediation efforts.
- Covenant and Bylaws/ACC requirements adherence – Conformance appears to be a problem. One of the positive aspects of owning property in Betz is that we have protective covenants and rules. WE need to ensure everyone follows them. We will be aggressively working to see that they are followed with penalties levied and remediation action taken where prescribed.

Some Final Statistics

The following statistics were presented:

- Email - 121 lot owners have provide it, 13 didn't (no response to requests for it, don't have it or didn't want it used)
- Spring clean up – 15 of 46 houses represented
- Annual picnic – 33 houses represented with 2 families without houses attending. Given event appears to be primarily attended by home owners, changes in venue and timing will be considered for an event.

Adjournment at approximately 3:00 PM

The New Board of Directors

Following the meeting the Board met and elected officers as follows:

President – Phil Landry

Vice President – Pack Sheffield

Treasurer – John Henbest

Secretary – Cindy Howard

Director – Sam Barkdoll

Director –Ray Dameron

Director –Nancy Hampton

Director –Chris Jones

Director –Susan O'Bier

Director –Mark Shaughnessy

The Architectural Control Committee

Met and elected Bill Hallman as ACC Chairperson with Ed Costello and Nannette Smith as committee members.