



**BETZ LANDING HOME OWNER'S ASSOCIATION
2011 ANNUAL MEETING
TOMMY'S RESTAURANT—REEDVILLE, VA
SATURDAY OCTOBER 22, 2011**

MEETING CALLED TO ORDER: 1:40 P.M.

ROLL CALL AND VERIFICATION OF A QUORUM (President) Absent/Present

[P] Phil Landry, President	[P] Cindy Howard, Secretary
[P] Pack Sheffield, Vice President & Compliance Coordinator	[A] Ray Dameron, Director
[P] John Henbest, Treasurer	[A] Susan O'Bier, Director
[P] Sam Barkdoll, Director	[A] Chris Jones, Director & Maintenance Chair
[P] Nancy Hampton, Director & Webmaster	
[P] Bill Hallman, ACC Chair	

PROOF OF NOTICE OF MEETING (President)

Per Bylaws, notice is required to be mailed at least 15 days prior to meeting. Completed on 09/25/2011.

INTRODUCTION (President)

Fifty people committed to attending the annual meeting (31 full-timers, 10 part-timers and 8 lots-only) with RSVPs from 71 lot owners (53%). Questions were gathered from attendees on 3x5" cards and answered by President Landry and other board members.

Kudos was given to Betz Landing resident, Myrtle Phillips by the Northumberland Association for Progressive Stewardship (NAPS) for her tireless dedication toward the education of our children while serving as a member of the school board, a tutor and an advocate for effective educational services.

READING OF MINUTES FROM PREVIOUS MEETING

Waived

REPORTS OF BOARD AND COMMITTEES

Treasurer's Report – (John Henbest)

Checking account balance: \$18,135. Up \$2,151 from last year. Investment balance: \$125,568. Up \$5,985 from last year. Total assets: \$199,692. Up \$6,604 from last year.

One lot owner (two lots) has not paid 2007, 2008, 2009, or 2011 dues. One lot owner has not paid 2010 or 2011 dues. Both have been sued (and won). Collecting is a different matter. The other three no-pays from last year were sued and were collected.

Three other lot owners have not paid 2011 dues. One of these lots was foreclosed. We will file suit in March 2012 if they do not pay 2011 and 2012 dues.

Maintenance Report – (Chris Jones)

1) Public Restrooms-

- a. Restrooms were opened on April 2 for the season.
- b. Restrooms were closed and winterized for the season on October 6.

2) Spring Cleanup- Held on April 23rd

- a. Spread 100 bags of mulch at both entrances, around all the crape myrtles on Steamboat, at the entrance to the boat storage lot, and at the boat landing.
- b. Trimmed back limbs overhanging the right of way along Steamboat.
- c. Sprayed side roads with roundup to control the growth of grass in the pavement of the roads under the responsibility of the HOA.

3) Hurricane Irene-

- a. Several small trees down near the entrance and along Steamboat. The community did a great job getting those disposed of and really pulled together to help-out their neighbors.

4) Goals for next year-

- a. Open Restrooms in late March or early April.
- b. Conduct Spring Cleanup.
- c. Spray for grass on HOA responsible roads at least twice.
- d. Fill pot holes on HOA responsible roads.

Architectural Control Committee Report – (Bill Hallman)

The 2011 year has been very slow for construction projects for Betz Landing ACC. There were 4 applications for new projects proposed to the Committee. Two of which required action of the committee:

New Business:

1. Lot #53 March 2011 Owner made application to screen in existing deck. No action necessary by the ACC application was approved and completed.
2. Lot # 83 April 2011 Application was made to place an 18' x 10' garden house on the lot to the right of existing home. Action was deferred to the Betz Landing Board of Directors Chairman Mr. Landry to appoint a stand in ACC member for approval. Project was approved and completed.
3. Lot # 62 May 2011 Owner made application to screen in existing deck. No action necessary by the ACC application was approved and completed.

4. Lot #78 September 2011 Owner made application to construct an addition to the front portion of the existing home. Also to construct a deck at the rear of the existing home. Action taken by the ACC was to approve the project as submitted. Construction is scheduled to begin in late 2011.

Old Business:

1. Lot #117 Oakwood Homes made application in December 2010 to construct a Modular home for the purpose of sale at a later date. Project was addressed by the Prior ACC. This project was approved as submitted and completed in early 2011. However, the file remains open at this time.

ANNOUNCEMENT OF INSPECTORS FOR THE ELECTION

Inspectors of the Ballots for 2012 are Elwood Ball and Ginger Landry
They have verified and counted ballots and the election results follow below.

ANNOUNCEMENT OF THE 2012 NOMINATING COMMITTEE

The 2012 Nominating Committee members are:

1. Sam Barkdoll Chair as the required Board Member
2. Phil Landry and Joe Thompson as non-board members.

Outgoing 2011 Nominating Committee members were:

1. Elwood Ball
2. Maureen Dale
3. Phil Landry.

RESULTS OF ELECTION AND BYLAW CHANGE PROPOSITION

Sam Barkdoll, Matt Church and Bill Hallman have been elected for BOD and Maureen Dale has been elected for ACC. No other lot owners presented themselves to the 2012 Nominating Committee for inclusion on the ballot.

NEW BUSINESS

A lot has been accomplished this year, much of it due to the Board working outside regularly scheduled meetings:

1. Nancy – Local contact list revised and ready for distribution
2. BBQ grill – to replace older portable gas grill with park-style permanent in-ground unit
3. Lots 123 and 117 disclosure packages and new owners
4. Hurricane Irene neighbors-helping-neighbors
5. Dogs – “running-at-large” prohibited
6. Lot 5 foreclosure (end of a major dog problem)
7. Vessel safety checks for some boat owners (not BOD sponsored)

8. Received some email addresses and updates – only 14 lots still missing. Note: 10 of 14 no RSVPs for meeting and 12 of 14 no RSVPs on picnic. We send addressed return envelopes, expecting folks will return them.

UNFINISHED BUSINESS

1. Researching all aspects of future involvement in turning roads over to VDOT
2. Investigating BLHA insurance coverage per POAVA suggestions
3. Updating current Bylaws and Covenants to reflect approved changes (golf cart usage, dogs and nomination process)
4. Statistic (if given) Expenses for benefit of homeowners. \$2,600 (food/beverages – picnic, clean-up and this meeting) takes dues from 17 lot owners to cover expenses.

MEETING ADJOURNED @ approximately 2:30 PM

New Board of Directors called to order 2:35 PM

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

President – Sam Barkdoll
Vice President – Pack Sheffield
Treasurer – John Henbest
Secretary – Cindy Howard
Director – Nancy Hampton
Director – Chris Jones
Director – Ray Dameron
Director –Chris Jones
Director –Matt Church

Architectural Control Committee

The ACC did not meet after the Annual meeting, but have since chosen Nannette Smith as Chair with Maureen Dale and Ed Costello making up the Committee with former ACC Chairperson Bill Hallman acting in an advisory position.