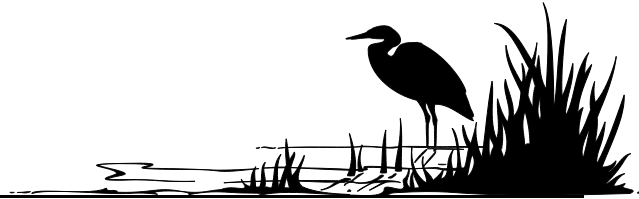


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473**



**BETZ LANDING HOMEOWNERS ASSOCIATION ANNUAL MEETING
Saturday, October 11, 2014 2:00 P.M.
Yankee Point Marina, Windows on the Water**

MINUTES

MEETING CALLED TO ORDER @ 2:05 P.M.

A. ROLL CALL AND VERIFICATION OF A QUORUM (President Barkdoll)

(P) Sam Barkdoll, President
(P) Phil Landry, Vice Pres.
(P) Matt Church, Director
(P) Joe Thompson, Director and ACC Chair
(P) Bill Hallman, Director
(P) James Ankeney, Director
(P) Sam Frye, Treasurer
(P) Cindy Howard, Secretary
(A) Greg Haugan, Director
(A) Joe Thompson, ACC Chair
(A) Maureen Dale, ACC Committee Member
(A) Sue Haugan, ACC Committee Member

Quorum exists (President Barkdoll)

B. PROOF OF NOTICE OF MEETING (President Barkdoll)

Completed

C. READING OF MINUTES OF PREVIOUS ANNUAL MEETING (Secretary Howard)

Motion to dismiss reading – Approved.

D. TREASURER'S REPORT (Treasurer Frye)

Discussion was held on the status of lots 28/29's delinquent dues, fines and legal proceedings. A follow-up meeting will be held with our attorney in two weeks. A budget for these proceedings was capped at \$5,000 or less. Treasurer report approved.

E. ARCHITECTURAL CONTROL COMMITTEE REPORT (Director and ACC Chair Joe Thompson)

The status of the Csontos' lot 43 house construction is about 70% completed.
Lot 88 requested four trees be cut. Request approved.

Northern Neck Electric Coop is conducting annual meter checks.

Report accepted.

F. MAINTENANCE COMMITTEE REPORT (Pres. Barkdoll submitting for Maint Chair Chris Jones)

The entrance Betz landing sign was poly-coated.

Spring Clean Up Day was a success with 100 bags of mulch purchased, picked up and distributed by Chris Jones, Sam Frye and Sam Barkdoll. There was a lot of help by the usual resident helpers, so work was completed early.

At the entrance to the boat landing two crape myrtles were planted and a plaque placed in memory of Red Montgomery.

Repairs were made to Indian Trail and drainage is now in order.

Buoy Dr. needs professional repair. Highway Contractors of Village remains elusive. However, contact attempts with them will continue.

VDOT surveyed possible repairs to Steamboat Lane. Status calls to VDOT will continue.

Rotten boards on the dock at Haugan's Landing will be made and repairs to the ramp will be done before cold sets in.

The bathrooms were secured and winterized, the combination changed.

The shed at the boat storage area needs a new roof, needs repainting. Three bids are coming.

Report accepted.

G. PRESIDENT'S REPORT (Pres. Barkdoll)

Steamboat Lane was deemed in "good" condition by VDOT. However, calls to VDOT should continue from homeowners in efforts to get it repaved.

Flood zones in Northumberland County were remapped and the public was notified of changes. However, changes were minimal and residents of Betz Landing will not find it necessary to purchase flood insurance. Docks in the area will all be underwater in the event of a hurricane, though.

VP Phil Landry is in the process of identifying delinquent vehicles being stored in the boat storage lot. Implementation of Betz Landing I.D. tags will take place in the spring which will require homeowners to attach them to their vehicles. DMV will be contacted regarding the 7-10 delinquent vehicles and removal proceedings will begin according to DMV specifications.

The boat storage area needs to utilize space better. Regrading the surface is a first step. Mowing periodically by our contracted grass cutter is a second step. Ted Jenkins cleaned up trees and weeds this year. 2015 Clean Up Day will provide residents an opportunity to assist with this project.

The two year contract with our current lawn maintenance company has ended in 2014. Four or five new bids should be secured soon for when the contract renews.

The purchase of a utility cart was nixed, as usage was deemed to be minimal.

The combination of a summer picnic and Clean Up Day saved the BLHOA money. The last weekend in April worked out fine with great participation.

Lots 28/29 have not paid dues since 2007. President Barkdoll and Treas. Sam Frye attended repossession and auction hearings in order to make back funds. In June our attorney did not secure a certified appraisal, so the judge denied the auction. Pres. Barkdoll and the attorney will secure a certified appraisal. Resident Garland Dillard suggested to also recouping attorney fees due to the attorney's negligence. Pres. Barkdoll and Matt Church will meet to set a bid.

Report accepted.

H. ANNOUNCEMENT OF INSPECTORS FOR THE ELECTION

The 2014 Nominating Committee members were:
Pim Montgomery, Betty Whiteside, Matt Church and Jerry Jenkins

I. ANNOUNCEMENT OF THE 2015 NOMINATING COMMITTEE

The 2015 Nominating Committee members are:
Sam Barkdoll, Pim Montgomery and Betty Whiteside

J. RESULTS OF ELECTION

The results of the election are as follows:
Dave Dustin, Vice President
Sam Barkdoll President
John Whiteside, Maintenance Chair (until he moves) to replace Chris Jones
Ted Jenkins Board member

K. UNFINISHED BUSINESS

The Fisheries Commission denied BLHOA a request for a dry hydrant due to the low water availability and pressure in that area. Discussion was held to simply install a pump. Concerns of a fire hazard were raised due to the lot 117 uncontrolled burn earlier this year. Point made that the Glebe Point fire department is closer to Betz Landing, not Callao—5 miles away, compared to 10 miles.

L. NEW BUSINESS AND MEMBERSHIP DISCUSSION

The scholarship fund vote was discussed with the tally being as follows:
Option 1: Direct budgeting (7 votes);
Option 2: Volunteer contribution (27 votes);
Option 3: No setup (23 votes);

Dir. Greg Haugan would set up the 501(3)c. However, changes to the BLHOA governing documents will need to be amended but cannot be until the 2015 annual meeting vote. Pim Montgomery offered to donate \$500 to this fund.

Discussion was held regarding the possibility of a kayak stabilizer at the boat landing.

M. ADJOURNMENT

Adjourned @ 3:45 P.M.

N. MEETING OF 2015 BOARD OF DIRECTORS

Called to order at 3:45 p.m.

Sam Barkdoll, President; Dave Dustin, Vice President; Sam Frye, Treasurer; Cindy Howard, Secretary; Joe Thompson, Director and ACC Chair; John Ankeny, Director; Phil Landry, Director; Bill Hallman, Director; Ted Jenkins, Director.