

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



**BOARD OF DIRECTORS MEETING
Saturday, March 11, 9:30 am
Northumberland County Library**

MINUTES

MEETING CALLED TO ORDER @ 9:30 am

A. ROLL CALL AND VERIFICATION OF A QUORUM (President S. Frye)

- (P) Sam Frye, President
- (P) Dave Dustin, Vice President
- (P) Janice Frye, Treasurer
- (P) Cindy Howard, Secretary
- (P) Joe Thompson, Director and ACC Chair
- (P) Jim Ankeney, Director
- (P) Greg Haugan, Director
- (P) Ted Jenkins, Director
- (P) Bob Silva, Director
- (A) VACANT, ACC Committee Member*
- (A) Sue Haugan, ACC Committee Member*
- (A)VACANT, Maintenance Committee Chair*

Quorum exists (Secretary Howard)

*Not required to attend

B. PROOF OF NOTICE OF MEETING (President S. Frye)

Completed

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

Discussion was held between Dirs. Haugan and Jenkins regarding the ACC appeals process and it was reiterated that ACC decisions (a majority of 2 out of 3 people) are held separate from the BOD as stated in the Covenants. A set of procedures regarding the ACC Appeals Committee will be prepared by Dir. Haugan and presented at the next BOD meeting by Pres. Frye.

December, 2016 minutes approved unanimously, after discussion and clarification.

October, 2016 Annual Meeting minutes approved unanimously and will be entered on the BLHOA web page.

D. ASSOCIATION MEMBER AND VISITOR REMARKS

Present were Jerry Jenkins and Mrs. Dustin.

None

E. TREASURERS REPORT (Treasurer J. Frye)

Work is in progress to clean up and clarify itemizations of BLHOA treasurers report using the Quickbooks application. One such obstacle, to date, is removing and separating the BLHOA Scholarship Fund completely. The Fund currently has a separate account and separate EIN. Treas. J. Frye will call the auditors to see how to remove the fund. Dir. Thompson will confer with Treas. J. Frye and give paperwork to her regarding this and he will discuss this topic at the next BOD meeting. Information on the Scholarship Fund will be put into the next newsletter, on the website and on our Facebook page.

The BLHOA checking account balance is: \$17,848. The total assets are \$237,007. The total projected 2017 budget is \$18,615.

Dues for 17 lot owners are currently unpaid, which are now accruing late fees. Reminders by mail will be sent. There are no 2-year delinquencies that require legal action. Lots 28/29 lien remains open and active.

EVB bank statements are available to view.

Report accepted unanimously.

F. ARCHITECTURAL CONTROL COMMITTEE REPORT (Dir. and ACC Chair Thompson)

Lot 95 Matthews garage was discussed. The garage was built within the approved setback and met all three ACC guidelines (50' from street right-of-way line (center line of highway), 15' from the side, 25' from the backline). BLHOA guidelines are more stringent than Northumberland County's. In short, Pres. S. Frye and Dir. and ACC Chair Thompson re-measured a final time—64' was within the guidelines. A dismissal letter was sent to the Matthews. The issue has been resolved and is considered closed.

Report accepted unanimously.

G. MAINTENANCE COMMITTEE REPORT (Maint. Chair vacant, presented by Pres. S. Frye)

Clean Up Day is Saturday, 04/22/2017, meeting at the front Steamboat Lane entrance at 8:30 am. The picnic will start at 12:00, lunch served at 1:00. Preparations are by HUMC Ladies. Volunteers are needed for set-up the night before and break down following.

Arrangements need to be made to pick up mulch at Allison's on 04/21 and distributed along roadsides.

An overhanging tree on Indian Trail has been trimmed;

Codes for boat storage lot and bathrooms will be sent with newsletter (2-4-1)

Report accepted unanimously.

H. PRESIDENT'S REPORT (Pres. S. Frye)

Membership cards with codes will soon be sent to all lot owners that have paid their 2017 dues.

Three bids were received for 2017 grass cutting. All have provided insurance info. However, one company came in at \$375 per cut, with two others at \$675 and \$700 per cut. A provision in the contract will allow BLHOA to cancel if service is not up to standards. Discussion with the company will be within the week and a contract will be signed. Vote was unanimous to accept Brann as the grass cutter this period.

The CPA report (auditor Beverly Buttner) recommends eliminating duplication by omitting Excel completely and going with Quickbooks. BLHOA received a "clean bill of health, above average." CPA reports can be sent to BOD.

Dir. Greg Haugan and ACC member Sue Haugan will be relocating to Lynchburg, VA April 10, 2017. The Haugans were instrumental, from inception, in making Betz Landing what it is. Not only BL, but the entire county. They will be sorely missed by everyone.

A replacement for Dir. Haugan's position is needed. Beg or Lien Groenwold have expressed an interest. Pre-approval in absentia is questioned. A vote will be taken at the next BOD meeting. However, the BOD can appoint, according to the Bylaws, to fill the vacancy.

Report accepted unanimously.

I. UNFINISHED BUSINESS

The boat storage registration process continues. All active vehicles seem to have BLHOA tags. However, two jet skis remain in the shed without paying the rental fee. The removal of derelict vehicles, some inactive for 5 years, will be hauled away after notification in the newsletter.

J. NEW BUSINESS

Discussion was held regarding the 2017 Annual Meeting. Suggestions for new venues were: Lizzies (new, next to rescue squad), Bay Quarter Shores (Dir. Thompson, as lot owner, can reserve), Tommy's Restaurant, Crazy Crab Restaurant, or return to Yankee Point Marina. Prices will be researched.

Lot 28/29 legal expenditures (attorney fees, interest, and other fees) totaled approx. \$5800. Concerns about recouping legal costs was discussed. BLHOA's lien will be considered, whenever Northumberland Co. acts on their lien. The county will recoup their monies first, BLHOA will get the leftovers, the lot owner will get whatever is left, if anything.

K. SUMMARY OF ACTION ITEMS

Pres. Frye: Prepare ACC Appeals Committee procedures for next BOD meeting, BOD-approved 2016 Annual Meeting minutes will be entered onto the web page, send 2017 membership cards, research new Annual Meeting venues;

Dir. Haugan: Prepare ACC Appeals Committee procedures before next BOD meeting;

Treas. J. Frye: Send 2017 late dues notices, confer with auditors how to remove Scholarship Fund from BLHOA finances in Quickbooks.

Dir. and ACC Chair Thompson: Scholarship Fund paperwork to Treas. J. Frye and discuss Fund at next BOD meeting;

Secy. Howard: Unpack necessary items from boat storage shed for picnic and take inventory, food purchase and preparations for picnic, research new Annual Meeting venues;

L. ADJOURNMENT

Adjourned @ 11:10 am.