

Betz Landing Home Owner's Association
BOARD OF DIRECTORS MEETING
Saturday 9:30 am June 10, 2017
Northumberland County Library

AGENDA

- A. ROLL CALL AND VERIFICATION OF A QUORUM. (Secretary)
- B. PROOF OF NOTICE OF MEETING. (President)
 - Sent via December newsletter and is posted on the Betzlanding.org web site for all to see.
- C. READING OF MINUTES OF PREVIOUS MEETING. (Secretary)
 - 1. The minutes will need to be read and Board vote approved.
 - Web site will be updated to reflect status (draft to accepted)
- D. ASSOCIATION MEMBER AND VISITOR REMARKS.
 - 1. Phil Landry has requested 5 minutes for comments about a change in the bylaws.
- E. TREASURER'S REPORT.
 - 1. Financial Status.
 - 2. Budget Status.
 - 3. Delinquencies.
 - 4. A new reserve study needs to be done by an independent processor. Current study is over 15 years old. This figure would be used to determine amount of reserve money to be put away each year.
 - 5. Scholarship Fund Management.
 - 6. Scholarship Fund Committee distribution report. (Joe Thompson)
- F. ARCHITECTURAL CONTROL COMMITTEE REPORT.
 - 1. Mark Shaughnessy's shed was approved
 - 2. Should ACC decisions be reviewed before being presented to requestee?
- G. MAINTENANCE COMMITTEE REPORT.
 - 1. We still need someone to fill the position
 - 2. Codes were changed for storage area (0241)/restrooms (241).
 - 3. Brann has request a renegotiation of his contract. (up from 350 to 500 per cut)
 - It's taking him an hour and 15 min longer that he had originally calculated. Still \$175 less than previous contractor. And he is keeping the boat yard cut and trimmed.
- H. PRESIDENT'S REPORT.
 - 1. Membership cards were sent out.
 - 2. Replacement for Greg Hagan will be Matt Church.

3. The disclosure package is taking approximately 10 hours to produce. The fee is only \$25.00. I think the association should at least charge a fair amount based on the amount of time and work that goes onto it. Interaction with realtors, banks, title companies, and the purchaser. Plus, the documents that need to be sent need to be tailored because of the different entities involved.
4. The draft agenda will now be posted 7 to 10 days prior to our meeting, on our web site.

I. UNFINISHED BUSINESS.

1. Boat Storage registration process. I have decided to engrave the tags we have with the lot number of the person requesting a slot in the boat yard. Cost of new engraved tags were cost prohibitive.
2. Removal of derelict vehicles still needs to be done (1 left).

J. NEW BUSINESS.

1. Annual meeting location discussion. Elwood Ball has agreed to vet restaurants.
2. Donation to Mid-County Rescue Squad. Any. If some, how much.

K. SUMMARY OF ACTION ITEMS.

1. Reserve Study
2. Scholarship fund management
3. ACC decisions
4. Need of committee chairman
5. If new grass cutting contract is approved by the board, have Brann sign same.
6. Think about the repricing of the disclosure to be voted on at the next meeting
7. Get rid of the remaining derelict trailer in boat yard (Brann to haul away)

L. ADJOURNMENT.