

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



**BOARD OF DIRECTORS MEETING
Saturday, June 10, 2017 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
- (A) Dave Dustin, Vice President
- (P) Janice Frye, Treasurer
- (P) Cindy Howard, Secretary
- (P) Joe Thompson, Director and ACC Chair
- (P) Jim Ankeney, Director
- (A) VACANT, Director
- (A) Ted Jenkins, Director
- (P) Bob Silva, Director
- (P) Janice Frye, ACC Committee Member*
- (A) VACANT, 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)

Minutes approved unanimously and to be posted as final on the BLHOA web page.

D. ASSOCIATION MEMBER AND VISITOR REMARKS

Reserved time for Phil Landry was vacated.

Elwood Ball presented his research on four local restaurants considered for the Saturday **October 7, 2017 BLHOA Annual Meeting**. The budget this year is \$1350 for approximately 45 people.

Crazy Crab: no menu received at this time; Lizzy's Place: No menu at this time and may possibly be out of business at meeting time; Windows on the Water: Menu presented based on \$23.50 per person. However, may go over budget if 45 people attend; Tommy's: salad, bread, non-alcoholic beverages, choice of small grilled salmon, small chicken piccata, or small crab cakes, green vegetable,

mashed potatoes, and salted caramel cheese cake. Association members must pay for their own alcoholic drinks.

A vote was taken, unanimous for Tommy's.

E. TREASURERS REPORT (Treasurer J. Frye)

The BLHOA checking account balance is \$17,740.53 The capital reserve is \$179,593.88 Total assets are \$235,958.44 One CD is due, which will be rolled over.

Delinquencies: There are three outstanding dues. Including one which is a divorce, accruing \$169 in late fees.

Lot 28/29: There is nothing more our attorney can do. NoUmb Treasurer Ellen Kirby states no taxes have been paid, so the county will put a lien on the property and proceed to collect. The county will collect first for back taxes, BLHOA will collect what's left. We have our lien in place and will spend no more money on the matter.

Reserve Study: A reserve study needs to be done every 5-6 years. The last one done was 15 years ago. This will determine the amount of reserve money to be put away each year (approximately \$4-6K) Two estimates for certified appraisers will be sought.

Insurance review on "Act of Nature" coverage was questioned. The roads are costly and Pres. S. Frye will get an appraisal on possible road repair from either the county engineer or the asphalt company.

For clarification, the Scholarship Committee funds are under control of the Treasurer, who also checks the books, but does no tax reporting. The Scholarship Committee controls the fund disbursements and also completes the tax requirements which falls under the control of Scholarship Committee Chair Joe Thompson and Pres. S. Frye. Treasurer J. Frye will train Joe Thompson and Sam Frye these procedures in order to maintain and keep current the 501.3c.

Scholarship Committee Chair Joe Thompson said unclaimed monies from the 2015 scholarship winner has been recycled. Four \$500 2017 BLHOA scholarships totaling \$2000. was distributed to four winners from Northumberland County High School. The remaining balance of \$159 is to be carried over until the next school year. Donations qualify as a 501.3c tax deduction. Winners are invited to the BLHOA Annual Meeting to speak.

EVB bank statements are available to view.

Report accepted unanimously.

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

The Shaughnessy shed, Lot 88 is almost complete. Their garage approval is six months into the one year time limit.

ACC decisions will not be reviewed by the BOD before being presented to the lot owner, as per the bylaws.

Report accepted unanimously.

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

A Maintenance Committee Chair is still being sought.

Codes for the boat storage lot and restrooms have been changed and will be given to only those lot owners who are current on their dues.

The grass mowers who bid \$350 per cut have found they have underestimated the time and expense and would like to renegotiate their contract from \$350 to \$500 per cut. They currently cut and maintain the boat storage lot, impeccably so, which is not included in their current contract. Discussion was held on the matter to 1) include the maintenance of the boat storage yard in the revised contract;

2) split the difference and pay \$425 per cut for the remainder of the year; and 3) to pay \$500 the second year. It was finally determined that 1) include the maintenance of the boat storage yard in the revised contract; 2) pay \$500 now and through the remainder of the two-year contract. It is noted that he is still \$175. less per cut than other bids that were submitted.

A vote was taken, accepted unanimously. (Dir. Dustin proxy included)

Report accepted unanimously.

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

2017 membership cards mailed out.

Dir. Haugan's position remains vacant. Matt Church has accepted the position until the term ends at the end of 2017. Kudos to Matt Church for all he does for Betz Landing.

The disclosure packet should be raised from \$25 to \$50 due to changes in laws and regulations, title, bankers' and realtors' requirements, the number of hours necessary to reproduce and deliver the disclosure packet. By law, a fee of \$100 is allowable.

A vote was taken, accepted unanimously. (Dir. Dustin proxy included)

The draft of the agenda will be posted on the BLHOA web site 7-10 days prior to the BOD meeting.

Report accepted unanimously.

I. UNFINISHED BUSINESS

Boat storage registration tags engraved with lot number were cost prohibitive (\$300).

A vote was taken, accepted unanimously to reject. (Dir. Dustin proxy included)

Derelict vehicles in the boat storage lot have been removed, all for one. Grass mower Brann offered to remove it for \$100.

New tags that are issued will be engraved with the owner's lot number for easy identification.

A vote was taken and accepted (Dir. Dustin proxy included) with one dissention (Treas. J. Frye)

J. NEW BUSINESS

The venue for the 2017 BLHOA Annual Meeting has been finalized for Tommy's Restaurant and a contract will be signed.

A donation to Mid-County Rescue Squad will be made in the amount of \$1000., as they have provided costly volunteer services to Betz Landing recently.

A vote was taken, accepted unanimously (Dir. Dustin proxy included)

A donation to Northumberland County Library will be made in the amount of \$100., for the use of their community room where we hold BLHOA meetings every quarter.

A vote was taken, accepted unanimously (Dir. Dustin proxy included)

Discussion was held on satellite dishes (size and tree line situation) in Betz Landing. The size of current satellite dishes was found not to be objectionable. Any person who disagrees or who wants to lodge a complaint must do so in writing and submit it to the ACC committee for resolution.

K. SUMMARY OF ACTION ITEMS

Pres. Frye: Appraisal for "Act of Nature" road repair; sign Tommy's contract; Scholarship Fund management; sign revised grass cutting contract; arrange to have last derelict vehicle removed; draft minutes posted on web page.

Treas. J. Frye: Two estimates for certified reserve study appraisers; Scholarship Fund management.

Dir. and ACC Chair Thompson: Scholarship Fund management.

Secy. Howard: Submit Scholarship Committee article to newspaper.

L. ADJOURNMENT

Adjourned @ 11:25 am.