

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

**AGENDA**

- A. ROLL CALL AND VERIFICATION OF A QUORUM. (Secretary)
- B. PROOF OF NOTICE OF MEETING. (President)
  - 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 current status (previous meetings copy marked draft will be changed to reflect acceptance by the board.)
- D. ASSOCIATION MEMBER AND VISITOR REMARKS.
  - 1. Five minutes each for all who show up and want to speak.
- 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. This item still needs to be initiated
  - 5. Scholarship Fund Committee distribution report. (Joe Thompson)
  - 6. The board agreed to donate \$1000.00 to the Mid-County Rescue Squad. This will go toward the purchase of a replacement rescue vehicle and equipment.  
I want the board's approval to have a quarterly review done by our CPA instead of a yearly report. We have made the recommended changes that were requested by the accountants Jan 2<sup>nd</sup>, 2017 report and I want to have an ongoing record of our books for at least the next 18 months to make sure we have implemented all of the recommended items. Included in that will be what is called a Dropbox to contain financial reports and monthly reconciliations.
  - 7. Update security program on the BetzLanding PC. Has been completed(\$59.00)
  - 8. Update QuickBook from 2016 to release 2018. \$219.95
  - 9. update Nuance (PDF processor) \$119.99
- F. ARCHITECTURAL CONTROL COMMITTEE REPORT.
  - 1. Joe Thompson

G. MAINTENANCE COMMITTEE REPORT. (acting chairman Sam Frye)

1. We still need someone to fill the position
2. Codes were changed for storage area (0241) restrooms (241).
3. Brann accepted the retroactive increase of \$150.00/cut. I noticed with the August 12<sup>th</sup> cut they did not cut the boat yard. Mr. Brann was not present at the time. I will speak to him about it.
4. Deck. Restrooms. Trimming.

H. PRESIDENT'S REPORT.

1. The disclosure package fee was increased to \$50.00 at the last meeting.
2. A reminder, a draft agenda will now be posted 7 to 10 days prior to our meeting, on our web site. And financials will be sent via e-mail to all directors.
3. Discuss acquiring lot for community recreation center. Put on ballot for Oct. Annual Meeting?
4. Should beer and wine be paid for by BLHOA during spring clean-up picnic?

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. I have an engraving tool to put the lot number on the reverse side.

J. NEW BUSINESS.

1. I need to talk to Tommy's to let them know how many people will be attending on Oct. 7<sup>th</sup>, 2017.
2. repair/restoration of entrance sign (reverse side).

K. SUMMARY OF ACTION ITEMS.

1. Reserve Study – still to be done
2. Need of committee chairmen
3. Get rid of the remaining derelict trailer in boat yard (Brann to haul away)

L. ADJOURNMENT.