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

BOARD OF DIRECTORS MEETING
Saturday, September 09, 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
(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) Matt Church, 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)

Dir. Church initiated discussion on the 06-10-2017 minutes as posted on the BLHOA web page regarding the $1,000. donation to our local rescue squad. It was clarified that the rescue squad solicited financial assistance in helping with the extreme costs involved in maintaining equipment, purchasing new and necessary equipment and the costs involved in each medical emergency response—of which Betz Landing had three in the previous few months. Opinions in donation amounts ranged from $200. to $2,000. A donation of $1,000. was unanimously approved. An extra motion was not needed to amend the minutes.

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

D. ASSOCIATION MEMBER AND VISITOR REMARKS

Visitors in attendance: Joe Stieve and Lauren Church

E. TREASURERS REPORT (Treasurer J. Frye)

The BLHOA checking account balance is $11,963.36 The total capital reserve is $175,476.11 Total assets are $231,840.67

Treas. J. Frye stated attempts are being made to remove some of the fixed assets from our records. The new treasurer will have the opportunity to meet with our auditor to change our fixed assets and clean up the records, and/or remove fully depreciated items (such as the osprey post, the shed, etc.) A copy of the QuickBooks file will be sent to the auditor, which he will check. New appraisals for the osprey post, shed, laptop, etc. will be arranged.

Since previous records were set up by hand and not computer generated, the auditor recommends doing so. For, there is no original trail of certain expenditures.

Among many questions resident John Mryzglod had regarding expenditure details, was the question of a line item expenditure reimbursement to former president Sam Barkdoll of $15. Discussion was held that former president Sam Barkdoll needed to use his own credit card to immediately purchase the BLHOA web hosting fee and could not use check or cash.

It has come to the attention of BLBOD that unauthorized emails are being generated and sent out by "betzlandry@gmail.com" to Betz Landing lot owners. This was misinterpreted as betzlanding.com which was very misleading because of the similarity of the names Many residents and BOD members have, not only questioned the authenticity of these emails, but have complained. A "betzlanding@outlook.com" will become the official BLHOA email address. Official BLHOA emails will cease to come from Sam and Janice Frye's personal email of "advisory."

Discussion was held regarding emails generated by resident John Mryzglod concerning BLHOA finances and recording procedures and the Lot 28/29 foreclosure proceedings. The BOD felt these emails were threatening, slanderous, and inappropriate in nature. Face-to-face meetings took place between Pres. S. Frye, Treas. J. Frye and Mr. Mryzglod on several occasions to address his concerns. However, no matter what information was given to him, no matter what changes were made, he was not satisfied and the accusations and innuendoes continued. He was not willing to attend any BOD meetings nor share his expertise, just criticize. The database was opened to him, offers to give him the database were made, as well as the checkbook information. Subsequently, Mr. Mryzglod threatened to withhold BLHOA dues. As with any lot owner not paying dues, a lien would be placed against his property. Therefore, the BOD will not respond to any future emails from Mr. Mryzglod concerning this matter.

Delinquencies: Three lot owners are past due on this year's dues.

A 12-month $8500 CD is due to turn over next week. The BOD voted unanimously to roll it over for an additional 12 months.

Upcoming expenditures are McAfee for $59, update QuickBooks $220 and Nuance $120. These will be worked into the 2018 budget next year.

EVB bank statements are available to view.

Report accepted unanimously.

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

A shed is planned for Phil Landry, Lot 51. However, Mr. Landry was concerned of a conflict of interest because Dir. S. Frye, Treas. J. Frye and Dir. Joe Thompson are on the ACC Committee. So, as a one-time event, Directors Ted Jenkins, Dave Dustin and Matt Church have been appointed to the ACC Committee to determine the Landry shed proposal. However, Mr. Landry has not submitted paperwork, no filing fee, no detailed plan with the ACC to continue his shed proposal. The next move is with Mr. Landry.

Report accepted unanimously.

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

The grass cutter Wm. Brann has received an additional $150/cut as of August 12, 2017. DockMasters is to repair the dock and rusted supports. However, because of rain and high tides the last five weeks, work has had to be suspended. The restrooms have needed additional supplies purchased due to excessive stinkiness. Trimming is responsible by Northumberland County around Joe Thompson's lot. VDOT has attended to fixing potholes on Indian Trail and Steamboat Lane, but has not done tree trimming. Dir. Dustin has offered to trim trees in a bucket.

A Maintenance Committee Chair is still being sought.

Report accepted unanimously.

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

Disclosure packet fees can be assessed up to $100. However, BLHOA fees will rise from $25 to only $50 due to all the additional information currently needed for closing procedures.

A reminder and draft agenda will be posted on our web site 7-10 days prior to the BOD meeting. The financial report will be sent to the BOD via email prior to the BOD meeting.

Discussion was held regarding the purchase of a lot for a BLHOA Community Center. Dir. Thompson reminded the BOD that this discussion has been held ten times through the years. It would be hard to find a site and the nearby neighbors would have to want it near their properties. Additional costs involved would be the maintenance, insurance, taxes, etc. Dues, of course, remain at only $150. It would be important to have a consensus on this matter. The BOD suggested the matter be dropped.

Discussion was held whether to have the BLHOA pay for beer/wine for the Spring Clean-Up Picnic. It was determined that lot owners purchase their own alcoholic beverages and that the HOA not fund it.

Report accepted unanimously.

I. UNFINISHED BUSINESS

All new boat storage registration tags will be engraved with the lot number of the owner.

J. NEW BUSINESS

A head count and menu choices will be sent to Tommy's Restaurant prior to the BLHOA Annual Meeting on October 7.

Entrance sign art was painted on luan plywood and is not holding up to the outdoor elements. The art needs to be repainted, lacquered and covered in UV acrylic. Three bids will be secured for the 1) replacement or 2) repair by a professional sign maker by Directors Thompson and Silva. Bids and vote will take place online.

The Nominating Committee (Pim Montgomery, Garland Dillard and Myrtle Phillips) will be securing names for upcoming positions on the BLBOD. The names will be entered on the ballots which will be mailed out prior to the Annual Meeting.

Dir. Thompson will invite the four 2017 Scholarship winners to the BLHOA Annual Meeting as guests, at his expense. Additional discussion was held regarding the Betz Landing Scholarship Fund (state and federal legally certified with EIN). If a tax return is not filed for two years, the Fund will automatically dissolve. A vote can be taken whether or not to file that tax return. This will be added to the agenda for the next BOD meeting.

Discussion was held regarding BLHOA legal representation and securing an atty with more HOA expertise. It was also determined that our atty be approached only by the BLHOA president and be consulted at first sign of a threat. Dir. Church will call his atty for referrals with expertise in HOAs.

The size of satellite dishes was the concern of a resident. However, the size and location of satellite dishes cannot be denied any homeowner, anywhere.

K. SUMMARY OF ACTION ITEMS

Pres. Frye: Removal of derelict trailer, reserve study, seek committee chairpersons, head count/menu choices to Tommys, ballots;

Treas. J. Frye: A reserve study, HOA assessments added to QuickBooks;

Dir. and ACC Chair Thompson: Sign bids;

Dir. Church: Atty referral;

Dir. Dustin: Removal of derelict trailer, trim trees

Dir. Silva: Sign bids

L. ADJOURNMENT

Adjourned @ 11:23 am.