

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



**BETZ LANDING HOMEOWNERS ASSOCIATION ANNUAL MEETING
Saturday, October 9th, 2017
Tommy's Restaurant, Reedville VA**

MINUTES

MEETING CALLED TO ORDER @ 2:05 pm

Social hour 12:00, buffet served 1:00

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
- (P) 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. PRESIDENT'S COMMENTS (President S. Frye)

1. Spring Clean Up Day had a good turnout. Everything on the to-do list was completed. However, it was noted the trees are encroaching into the mowing lanes.
2. The complaint form located on the BetzLanding.org site is to be used in filing any type of comment or complaint.
3. A new email site for Betz Landing will be operational by January 1, 2018.

betzlanding@outlook.com is for communications only and is the only official communications site for the BLHOA.

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

Motion to dismiss reading past annual meeting minutes.

Annual meeting minutes approved unanimously and are to be posted as final on the BLHOA web page.

E. TREASURERS REPORT (Treasurer J. Frye)

Everything is in the process of being entered into the QuickBooks program, which should simplify the budget process. The Excel program is phased out, as recommended by our auditor. The auditor reports we are compliant within the QuickBooks program and recommends using DropBox which will be discussed at the next BOD meeting in December. Capital funds total \$280,578. Dues for 2017 total \$19,650 with two owners past due. Expenditures for 2017 total \$13,800 with landscaping being the largest. The bathroom leaks were repaired, as well as the dock fingers. The checking account balance is \$10,037. We still maintain five side roads, which have not been turned over to VDOT. Resurfacing these roads is costly and will likely be a major expense at some point. The reserves total \$300,000

We save money by homeowners volunteering for Spring Clean Up Day and volunteers preparing food for the Annual Picnic afterwards. Dues remain at \$150/year (\$13/month), with no special assessments.

Report accepted unanimously.

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

1. Sue Haugan's ACC position will be filled by Sam Frye. We still need a third person to fill a vacancy.
2. Regarding Lot 51 Landry shed, all ACC members lived adjacent to Landry. Article 9 provides that three other people may be seated temporarily on the ACC for this determination. Dave Dustin, Matt Church, and Ted Jenkins will fill these positions. However, no shed guidelines have been received.
3. Lot 88 Shaughnessy shed was approved and built.

Report accepted unanimously.

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

1. DockMasters invoice for \$200 to repair the dock fingers has not been received yet.
2. VDOT repaired potholes. As well as trimmed some trees.
3. Spring Clean Up Day will need tools, 120 bags of mulch. It only took two hours to complete the tasks this year.
4. The front sign will be discussed at the December BOD meeting.

Report accepted unanimously.

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

1. The President's data, as well as the Treasurer's data is on one laptop. Another laptop and printer is needed. Cloud or DropBox will be researched and discussed at the December meeting.
2. New lot owners were introduced.

Report accepted unanimously.

I. ANNOUNCEMENT OF INSPECTORS FOR ELECTION

Terry Dustin and Mark Shaughness

J. The 2018 Nominating Committee members are:

Don Phillips, Pimp Montgomery, Garland Dillard.

K. RESULTS OF THE ELECTION

Tabulating and inspecting votes were by: Terry Dustin and Mark Shaughnessy. Out of 55 responses, it was unanimous:

Sam Frye

Matt Church

Dave Dustin

Kyle Lankford, ACC member

L. ADJOURNMENT

Adjourned @ 3:05 pm.