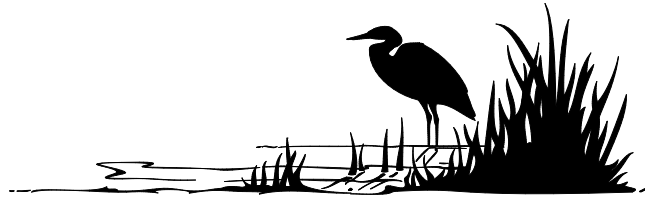


**BETZ LANDING
HOME OWNER'S
ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473**



**BOARD OF DIRECTORS MEETING
Saturday March 10, 2018 9:30 am
Northumberland County Library**

MINUTES

MEETING CALLED TO ORDER @ 9:30 am

A. ROLL CALL AND VERIFICATION OF A QUORUM (President D. Dustin)

- (P) David Dustin, President
- (P) James Ankeney, Vice President
- (P) Sam Frye, Treasurer
- (P) Cindy Howard, Secretary
- (P) Joe Thompson, Director and ACC Chair
- (P) Janice Frye, Director and ACC Committee Member
- (P) Matt Church, Director
- (P) Bob Silva, Director
- (A) VACANT, Director
- (A) Kyle Langford, ACC Committee Member*
- (A) VACANT, Maintenance Committee Chair*

Quorum exists (Secretary Howard)

*Not required to attend

B. PROOF OF NOTICE OF MEETING (President D. Dustin)

Completed

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

Minutes for the September 09, 2017 BOD meeting were amended as follows: Proper names to be removed and replaced with "Residents A and B" in sect. E to alleviate any additional problems, as per BOD discussions. If any BLHOA members wish for identification, contact the President. Vote taken: Seven yes, one abstention (Dir. Silva). Amendment passed, changes made and minutes will be posted as final on the BLHOA website.

Minutes for the December 09, 2017 BOD meeting were read, approved unanimously and are to be posted as final on the BLHOA web page.

Minutes for the March 10, 2018 BOD meeting will be posted as draft for 14 days. BLHOA has ten days to respond with queries. After the BOD meets and approves the minutes, they will become final and posted on the website.

D. ASSOCIATION MEMBER AND VISITOR REMARKS

Visitors in attendance: Mr. and Mrs. Stieves

The Stieves mentioned many trees on their property were downed during the Nor'easter and needed to be removed. Dir. Church cut and cleared the fallen tree at the boat dock. Many thanks to Matt Church.

E. TREASURERS REPORT (Treasurer S. Frye)

The BLHOA checking account balance is \$19,278.02. The total capital reserve is \$86,611.94. Total assets are \$186,260.11. EVB/Sonabank bank statements are available to view.

HOA dues notices sent out, 21 have not paid as of yet. A total of \$10,273 has been paid as of 03-10-2018. Taxes have been filed by the auditor, which cost \$300 due to a resident demanding an attorney/auditor do the taxes. The results were the same, but the treasurer did it for \$0.00 dollars.

The BLHOA drop box was successfully set up and access is available only to the BOD at this time. The 2018 budget forecast is \$20,590.

The 2018 BL Scholarship Fund on hand is \$2,007.

The BLHOA Directory was discussed. Password protection was also discussed in order to keep information private and secure.

Report accepted unanimously.

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

Lot 91 removed trees on 01-28-2018 without approval. A written apology was received five days later. Dir. Thompson sent a tree removal form and the lot owner returned the form completed. The ACC met, approved the tree removal and the matter is concluded.

Report accepted unanimously.

G. MAINTENANCE COMMITTEE REPORT (Maint. Chair vacant, presented by Pres. D. Dustin)

The roads that the BLHOA is responsible for, including Indian Trail's, will need repair. Two estimates for rip rap and asphalt will be secured and submitted to the BOD via email for voting. Sam Frye volunteered to handle the bids.

Trees were downed during the last Nor'easter. Director Matt Church removed the downed trees at the boat dock and on Steamboat Lane. Discussion was held whether the BLHOA should purchase their own chain saw or pruning saw. Vote was taken on acquiring a saw and it was voted down unanimously.

Report accepted unanimously.

H. PRESIDENT'S REPORT (Pres. D. Dustin)

A meeting with prospective Attorney Stan Murphy took place due to a possible conflict of interest with a homeowner. A letter was sent to the Resident subsequently, attorney Murphy is unable to represent the BLHOA. No charges were incurred for his services. He recommended Attorney Hunter Manson in Reedville, with which members of the BOD met. Word versions of documents were sent to him for perusal. He suggested Article 6 wording on the liability of the BOD (VA HOA Sect. 55) be changed to read the BOD, being volunteer and not paid, is not liable for anything. Everything performed is in good faith, with no wanton, willful, or harmful intent. Liability insurance should be set at \$1,000, written indemnity. He also suggested to update wording to include computer dialogue, as wording was originally written in 1995.

The BOD determined that an attorney is needed to represent the BLHOA in legal proceedings/litigation, not just consultation. Changes will be made first, proposed to the membership in

a regular (at annual meeting) or special membership meeting with a quorum present or by proxy (1/4=31 members) to change the bylaws.

Atty Manson also suggested to change the name of the BLHOA Scholarship Fund to omit "HOA." This will keep the BLHOA completely separate and disassociated from the fund, and not a subsidiary of our 501(3)(c). No BOD duties should involve the Scholarship Fund, including mass mailings, financial management, checkbook handling. Dir. Church recommended including the legal opinion as to the position of the BOD on the ballot. A clarification as to the relationship of the BOD to the Scholarship Fund should be included as part of the ballot. Dir. Thompson will change the name to Betz Landing Scholarship Fund. A change to the Bylaws will be presented by ballot at the 2018 annual meeting.

A motion was passed unanimously: "Therefore, the legal opinions as to the position/relationship of the Scholarship Fund to the BOD will be included as part of a ballot to be held in a special meeting by a majority quorum or by proxy. Then the results will be presented to the members at the annual meeting."

Discussion was held regarding charitable donations. No donations will be made in the future

It was suggested that the BOD pay for the Clean Up Day Picnic and the BLHOA Annual Meeting and to Include it into the Bylaws. Alcohol will be by donation or by individual tab. A vote was taken and agreed upon unanimously.

An RV and a boat on Rockfish Lane can be seen from the street during the winter months. A letter will be sent by the ACC.

Report accepted unanimously.

I. UNFINISHED BUSINESS

None

J. NEW BUSINESS

The BLHOA Clean Up Day is April 21, with the picnic following. Volunteers participating in the clean-up are to meet at the front entrance with their garden tools at 8:30. Social hour will begin at 12:00 and lunch will be served at 1:00 at the boat landing. All lot owners and residents are invited to attend. The ladies at the Heathsville United Methodist Church will again prepare the food to keep costs minimal. The menu will be the same as last year. Alcoholic beverages will be donated. Anyone who has a chain saw in working order should bring it to clean up day. A vote was taken and agreed upon unanimously.

The BLHOA Annual Meeting will again be held at Tommy's Restaurant in Reedville on October 13, 2018. More information to follow. A vote was taken, agreed upon unanimously.

K. SUMMARY OF ACTION ITEMS

Trea Frye: Bids for rip rap and asphalt on Indian Trail.

ACC Thompson: letters of violation to lot owners re: visible vehicles;

Secy. Howard: Picnic preparations

L. ADJOURNMENT

Adjourned @11:20 am.