

BETZ LANDING  
HOME OWNERS ASSOCIATION  
P.O. BOX 422  
HEATHSVILLE, VA 22473

BOARD OF DIRECTORS MEETING  
Saturday, December 8, 2018 9:30 a.m.  
Northumberland County Library

MINUTES

MEETING CALLED TO ORDER AT 9:30 A.M.

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

Dave Dustin, President  
James Ankeney, Vice President  
Sam Frye, Treasurer  
Joe Thompson, Director and ACC Chair  
Janice Frye, Director and ACC Committee Member  
Matt Church, Director

NOT IN ATTENDANCE

Cindy Howard, Secretary

UPCOMING DIRECTORS IN ATTENDANCE

Kurt Bulger  
Jerry Harvey  
Quorum exists (President Dustin)

B. PROOF OF NOTICE OF MEETING

C. READING OF MINUTES OF PREVIOUS MEETING WAIVED

A motion was made to waive reading of September 2018 meetings and it was seconded and unanimously approved.

D. ASSOCIATION MEMBER AND VISITOR REMARKS

Homeowner visitor Debbie Harvey

Letter from Phil Landry was read into the record with his concerns:

1. Charges for disclosure package per Article 55.509.7. are in violation.
- 2) Reimbursement for Travel is not valid.
3. Annual Picnic and annual dinner should not be paid for by the HOA.

A motion was made by Dave Dustin to go into executive session to discuss the concerns. Motion was seconded by J. Frye.

After executive session ended the following had been decided.

1. Article 55.509.6 indicates that we are not in violation of charging for requests made from realtors. Motion was accepted unanimously.

2) Reimbursement for Travel.

This item was tabled until the next meeting in order to explore the by-laws. Motion was accepted unanimously.

3. Annual Picnic and annual dinner should not be paid for by the HOA.

The Board of Directors are authorized to appropriate funds for Association events, i.e., annual picnic and dinner, not limited to these two events. The motion accepted unanimously.

#### E. TREASURER'S REPORT

After discussion, motion made to accept budget as discussed for \$20,640. Motion made by Bulger and seconded by J. Harvey. Motion accepted unanimously.

#### F. ARCHITECTURAL CONTROL COMMITTEE REPORT

J. Frye had one submission to the Architectural Control COMMITTEE for Dave and Terrie Dustin to clear their lot where their house would be as well as their well and septic. Approved by Architectural Committee.

#### G. MAINTENANCE COMMITTEE REPORT (S. Frye)

Indian Trail patching was completed by Ransome's as approved by the board. Steamboat Lane's repairs have not been done. Nothing has been heard from VDOT about the repairs. The in-action is likely due to storm damage. We can resubmit a repair request on-line. The boatyard had two dead trees fall and they have since been removed. Trees that fell on fence out front and destroyed the fencing has been repaired and the downed trees removed. Bathrooms have been winterized. Combinations for the bathrooms and boatyard need to be changed for the new year. A motion was made to develop a contract with Randy Wilkins at \$675 per cut, including boat yard, not to exceed ten cuts per year. Bulger made motion and seconded by S.Frye.

#### H. ANNUAL ELECTION PROCESS

A motion made by Matt Church that all officers and directors, old and new attend December board meeting for a transition period. Seconded by S. Frye. Motion accepted unanimously.

The following directors were elected to the BLHOA BOD for 3 year terms:

Cindy Howard  
Jerry Harvey  
Lien Groenwold

Elected to the Architectural Control Committee for 3 year term

Evelyn Hernandez

#### Election of Officers:

Matt Church nominated Dave Dustin as president with J. Frye seconding. Motion accepted unanimously. Dave Dustin nominated Jerry Harvey to become Vice President. The nomination was accepted unanimously. Sam Frye was nominated as Treasurer, Ankeney seconded. Nomination was accepted unanimously. S. Frye nominated Kurt Bulger for open director's seat, one year term left. Harvey seconded. Nomination was accepted unanimously.

A motion was made by Dave Dustin to go into executive session to discuss the Secretary's position. Motion was seconded by J. Frye.

After executive session ended the following had been decided.

Debbie Harvey was nominated and elected as an non-voting officer(not a Director) and secretary . Nomination was accepted unanimously. The term of office for an officer is one (1) year.

#### Nominating Committee:

Motion made by Dave Dustin to make Matt Church chairman of the Nominating Committee. Motion accepted unanimously.

#### I. PRESIDENT'S REPORT

An independent attorney reviewed by-laws and covenants. Scholarship fund is totally legal and is separate from the BLHOA. But a form to opt out of being on Scholarship board was provided. If form not completed, the board member is automatically a part of the scholarship board. Dave Dustin clarified that quorum of people in attendance on board versus all lot/homeowners is all that is necessary for the board to take any action necessary for the good of the association.

#### J. UNFINISHED BUSINESS

None

#### K. NEW BUSINESS

Motion made to handle e-mails from lot/homeowners as they occur by Bulger. Not seconded by anyone and will be discussed at next board meeting.

#### L. ADJOURNMENT

J. Frye made motion to close with Bulger seconding. Motion accepted unanimously.