

Minutes of Betz Landing Home Owner's Association  
Saturday June 8, 2019

\*Notes taken by Terrie Dustin in Debbie Harvey's absence.

Members in attendance:

Dave Dustin  
Sam Frye  
Janice Frye  
Matt Church  
Lien Groenwold  
Kurt Bulger  
James Ankeney  
Terrie Dustin

Minutes of previous meeting were approved.

Lauren Church stopped by briefly to leave off a personal written statement in support of the continued practice of the BLHOA paying for the Spring Picnic and also the Fall Dinner.

No other BLHOA members or outside visitors came to the meeting.

An association homeowner submitted email communications with questions and concerns which were acknowledged by the Board and discussed, both in open and closed session.

Sam Frye gave the financial status which included:

- Open Invoices
- Balance Sheet
- 2nd Quarter Account Register
- Listing of Dues Delinquencies

Financial reports are placed in a Dropbox Folder and the link is available to all association members upon request to the Treasurer.

Janice Fry gave the Architectural Control Committee Report

- Dustin request for shed on Lot 9-Indian Trail - approved.
- Parking of a large tractor trailer truck, question abandoned as potential buyer did not buy the lot.

Terrie Dustin gave the Maintenance Committee Report

- Randy Wilkins was contacted about trimming all of the overhanging tree limbs on Steamboat that are obstructing the grass cutting. The quote of **\$1500 was approved by the board.**

- Sam Frye reported that there was an **emergency removal of a 70 foot tree** that fell at the boat ramp. The incident happened just prior to the holiday and proved to be too big a job for the local residents. Sam called Randy Wilkins' crew to come cut up and remove the tree. This was handled quickly and efficiently. Charge was **\$375 which the board approved.**
- Terrie reported that the entrance sign repair is progressing. Paul Ryan has completed the repairs to the basic structure. He is working with a local graphic designer for the overlay laminated design. The board approved the 3rd design version. The design will be on a flat piece of PVC 10x6, no raised characters. It will be installed for \$1746 and should be installed in 4 weeks, weather permitting. **The board approved the \$1746 cost.**
- Grass maintenance in general is going well. Incident of knocked down mailbox was reported and repaired immediately.
- Spring Cleanup day was applauded as a great success. Trimming and mulching was completed in record time and with fewer people! A great lunch was enjoyed by all.
- Road maintenance continues to be an issue. Due to the recent major road closures and projects due to heavy rains, some repairs by the STATE have not been done. We will continue to request completion.
- Repair of potholes on Indian Trail will be done by Bobbie Haynie at a minimal cost. This is in the process.

#### Legal Document Review Committee

All of the documents that were reviewed with the BHOA Lawyer were brought to the meeting for the board's review. These documents were approved with the one suggestion to combine the Ballot and the Proxy form into ONE page if possible.

All documents will be copied, assembled and mailed to the BLHOA membership by Sam Frye. The membership will receive their packages well in advance of the October Annual Meeting.

Location for the annual dinner has not been finalized.

The meeting was called into Executive Session by Matt Church to discuss the questions sent in regarding the BLHOA's Board's authority to pay for the meals at the Spring Clean Up Picnic and the Annual General Meeting and Dinner. The BLHOA lawyer was consulted on this issue and the BOD's authority to authorize paying for these meals was re-affirmed. The Executive Session was then ended.

The meeting was adjourned by 11:30.