

**BETZ LANDING HOMEOWNERS ASSOCIATION
ANNUAL MEETING
SATURDAY, OCTOBER 12, 2019
REEDVILLE MARKET RESTAURANT**

MINUTES

MEETING CALLED TO ORDER AT 1:30 P.M.

ROLL CALL AND VERIFICATION OF QUORUM (President Dustin)

Dave Dustin, President
Jerry Harvey, Vice President
Sam Frye, Treasurer
Janet Frye, Director and ACC Chair
Terrie Dustin, Director and Maintenance Chair
Matt Church, Director
Cindy Howard, Director
Lien Groenwold, Director
Debbie Harvey, Officer and acting Secretary

Quorum Exists (President Dustin)

READING OF MINUTES FROM PREVIOUS MEETING

Motion made by Jeff Plumb to waive the reading of the previous month's minutes. Lauren Church seconded. All ayes.

VISITOR REMARKS

There were 46 Betz Landing home and land owners present at the annual meeting.

TREASURER'S REPORT

Sam Frye asked for everyone to send their e-mail addresses to the BLHOA Outlook e-mail address (betzlanding@outlook.com) so that he can make sure everyone is included when information is sent out for general distribution to all BLHOA members.

There is approximately \$262,000 all told with maintaining roads with less than three homes on the road (then the State does take care of roads). There were 13 mowing cuts this year; three over what was budgeted for; approximately an additional \$2,025. There was a log in the stream at the dock which was removed at a cost of \$325. There were three trees removed from common areas for a cost of about \$1,500 that were a hazard to boats and trailers. There is about \$5,700 in the checking account.

The large entrance sign, out front, on Steamboat Lane was refurbished. Work was paid for from the reserve fund in the amount of \$4,094.95.

There are overdue lots (2) for \$180 each and these will be turned over to BLHOA's lawyer to put a lien against the lots next March 1st. (we only apply a lien after they are in arrears by one year. There is also one owner (two lots) that owes \$9,383.64. The landowner cannot be found. Their taxes have also not been paid and the county has put liens against the property. If the owner does not respond, the property can be auctioned off by the County and they would get their county tax portion first. Then, we would get the balance of anything over that lien amount. There was an indication that we may wish to buy the combined lots 28 and 29, that total about twelve acres, for the amount owed the county for unpaid taxes. Sam Frye said that, in his opinion, we could use the 12+ acres for Betz Landing community events. Sam also suggested we could use the lots to build a swimming pool, tennis courts, etc. The current lien registered against the lots must be renewed every year so the Association can keep the dollar amount up to date. The two lots in question are at the dead end off of White Oak Road. Contact has been made with the owner's sister, who also owns a lot in the neighborhood, but she has no idea where her sister is and has had no contact with her.

Motion made by Debbie Harvey and seconded by Jeff Blunt to accept Treasurer's report as noted. All ayes.

ARCHITECTURAL CONTROL COMMITTEE REPORT

J. Frye noted that there was a shed approved, a dog run approved and some trees that were dead and diseased were approved for removal. There were architectural plans for lots 8 and 9 reviewed for approval.

Motion made by Evelyn Hernandez and seconded by "not captured" for approval. All ayes.

MAINTENANCE COMMITTEE REPORT

Dave Dustin spoke for Maintenance Chair Terrie Dustin in this regard. There is an annual clean-up day that is done every year to coincide with Earth Day. S. Frye buys about 120 bags of mulch that is distributed around the entrances and crepe myrtles. It normally takes about three hours to get landscaping done and then there is a picnic after. Association members volunteering their time and energy to performing the annual clean-up and mulching saves our Association a considerable amount of money. This year, as in past years, the picnic was catered by Cindy Howard and Lien Groenwold and is done through their church. Participation in clean-up activities is not a requirement for attending the picnic. All Association members are welcome to attend the picnic.

Sam Frye outsourced trimming of all trees that were overhanging the roads. Matt Church helped replace a large stone that had fallen off of the stonework on one of front pillars at the main entrance of Steamboat Lane and noted the mortar, in general, appears to be deteriorating. It may need to be totally redone. Sam Frye indicated that Randy Wilkins can do the stonework.

Sam Frye also noted that a large tree had fallen and took out parts of two sections of fencing at our front entrance. Repaired where done for \$150 by Randy Wilkins.

Randy Wilkins was also asked to remove a tree that had fallen down and was blocking part of Highlands Rd.

PRESIDENT'S REPORT

BLHOA Bylaws were updated because they had not undergone a complete review since the creation of the Association in 1995. A subcommittee was created to take on the task of reviewing Association Bylaws. This subcommittee consisted of D. Dustin, S. Frye and M. Church who consulted with legal counsel to conduct this review. The main issue was to make sure that the Association Bylaws were up to date with current Virginia laws governing Virginia Homeowners Associations. All changes were recommended by legal counsel and were included on the ballot for approval by BLHOA members.

A Scholarship Fund was not listed as one of the purposes of the BLHOA in its Incorporation Document. Our Association's legal counsel, therefore, indicated that if the addition of the Scholarship Fund to the BLHOA Bylaws was challenged in court, we would very likely lose to this challenge. It was put to a vote (up or down to eliminate it from the By-laws). The Fund still exists, but is now separate and stands alone. It is still tax exempt. The name of the Fund will need to be changed.

The By Law changes were accepted overwhelmingly by ballot and the removal of the Scholarship Fund passed.

Vote results were as follows:

Accept changes, as presented, to the BLHOA Bylaws:

YES - 53

NO - 5

Remove Scholarship Fund for BLHOA Bylaws:

YES - 54

NO - 4

Three new board members were voted in: Kurt Bulger, Donna Keeney and Mark Shaughnessy.

For the Architectural Committee, Bob Morgan was voted in since Janice Frye will be leaving.

At the December 14 meeting, votes will be held on officers for President, Vice President, Treasurer and Secretary.

D. Dustin thanked outgoing members, Jim Ankeney and Janice Frye for their service on the board.

NOMINATIONS AND ANNUAL ELECTION PROCESS

Nominating Committee Director was selected for next year. Jerry Harvey was put up for Nominating Chairperson. Elaine Moore and Pam Plumb both volunteered to help out with the nominating committee.

Motion made by Jeff Plumb and seconded by Elaine Moore for Director of nominating committee. All ayes.

UNFINISHED BUSINESS

None

NEW BUSINESS

Discussion was held about the renting of a home within our community through Airbnb. President Dave Dustin consulted with another area HOA President who had the same situation and they stated that it may be difficult to disallow short-term rentals like Airbnb given the current wording in our HOA Covenants. Dave Dustin will consult with the BLHOA attorney to determine our options for dealing with future short-term rentals.

HO member asked about going to county to see if any business license and if appropriate insurance coverage in order to have an AirBNB.

There is a general consensus that this type of rental needs to be done away with. There should be no animosity or issue with the homeowner currently renting their home. This may need to be addressed through a change in the BLHOA Covenants. It would take a 2/3 vote of the membership to incorporate a change to the Covenants. The BLHOA lawyer will be consulted to see if sending a letter to cease and desist is appropriate.

ADJOURNMENT