

MINUTES

MEETING CALL TO ORDER BY DAVE DUSTIN AT 9:30 A.M.

ATTENDANCE

Dave Dustin, President
Jerry Harvey, Vice President
Sam Frye, Treasurer
Janice Frye, Director (ACC Chairperson)
Matt Church, Director
Cindy Howard, Director
Lien Groenwold, Director (Late)
Kurt Bulger, Director (via speaker phone)
Debbie Harvey, Officer and Secretary

Incoming Directors for 2020

Mark Shaughnessy
Donna Keeney (elected to Treasurer position)
Kurt Bulger

VISITORS

Nanette Smith – Homeowner at BL
Marshall Ticer – Homeowner at BL

MINUTES FROM PREVIOUS MEETING

Motion made by Sam Frye to waive reading of minutes with second from Jerry Harvey. All approved.

VISITOR REMARKS

Nanette Smith lives in BL and has concerns with next door neighbor moving earth and landscaping of unknown proportions since she is unable to see the neighbor's entire property from her property. She asked the Architectural Control Committee (ACC) to address. ACC Chairperson recused herself due to living next door, and on the other side of the property in question and is an outgoing Director. President asked that ACC to get together after January 1, 2020 and elect a Chairperson and then go to visit homeowner or investigate to make sure no damages occur to Smith's property. Remanded to ACC committee to address in its entirety.

Marshall Ticer lives in BL next door to ongoing AirBNB activities. He has reviewed the BLHOA covenants. Marshall Ticer's new neighbors made renovations to the walkway and dock of their property. They then apparently advertised that their property on AirBNB as a vacation

destination with water access and there have been eight to ten people at a time at the home. There were also incidents where they came onto Ticer's property and there was potential for property damage due to this activity.

The BOD agreed to investigate the issue of AirBNB rentals in Betz Landing.

TREASURER'S REPORT

S. Frye made suggestion to turn off power at boat landing which will save us \$36 per month for 5-6 months but would cost \$40 to turn back on. Would save about \$170. No motion made at this time.

A review was performed in November in anticipation of change in Treasurer duties for the 2020 year. Auditor suggested not to use spreadsheets since they can have anything added or deleted and to only use Quick Books. Can make spreadsheet from Quick Books or report from the information contained within Quick Books.

Keeney indicated that Quick Books can be used online versus desktop and access for review can be given to the Board with individual log ins.

It was noted that the annual meeting was about 25% more in cost, partly due to increase in attendance. Suggested reviewing different locations and Groenwold suggested possible pot luck using the same church that caters spring cleaning event.

Continue with overdue yearly fees from three separate owners over four different lots. Total owed to us just over \$10,000.

After income and expenditures for the year, there was net increase of approximate \$90.

There is approximately \$2,300 in checking and about \$250,000 in back up funds and CD's.

Need to reserve library for 2020 meetings of March 14, June 13, September 19 and December 12. Annual meeting will be held October 17 and spring cleaning will be done April 25.

MAINTENANCE COMMITTEE REPORT

S. Frye did report for T. Dustin. Dave Dustin reported that he has contacted VDOT regarding the transfer of the maintenance of Indian Trail over to VDOT. BLHOA may be responsible to bring the road up to code prior to transfer.

Suggested renewal contract with Randy Wilkins for mowing. He will also help with any tree issues that may come up. Or quotes can be solicited. It was decided that the grass mowing would need to go out for competitive bids.

Asked for pre-approval of discretionary payments for small jobs in the amount of up to \$1,500 per issue. There is dock maintenance that needs to be done for boards that are rotten, cupped or

loose, power washing, repainting along with general clean up. The bathrooms have been winterized with the same code for the bathrooms and for the boat yard.

Howard stated that the limit should be set to a limit of \$1,200.

Church recommended \$500 before prior approval.

J. Frye talked about problems when emergencies maintenance issues arise and getting good prices for work.

J. Harvey spoke about Home Advisors and their promptness in responding for qualified contractors.

Church made motion to adopt \$500 maximum expenditures for the Maintenance Chairperson. Shaughnessy seconded. All ayes except for one abstain from S. Frye.

Church made motion to accept Treasurer's and Maintenance Reports, Dustin seconded. All approved

PRESIDENT'S REPORT

Dustin proposed to not count late votes received after annual meeting.

Church said to keep these late votes with other records. Dustin mentioned that there should be more lead time for the ballots to get out to BLHOA members before the annual elections. Some discussion was also had about how to record which BLHOA members attend our annual meetings (i.e. attends sign in before entering the dining hall). Will speak about this further in March meeting.

ARCHITECTURAL COMMITTEE REPORT

J. Frye indicated there are two applications for review.

Lot 62 wants to build shed and provided pictures and where it would be built along with the \$25 fee paid. This was approved.

Lot 121 applied to build a shed and rework driveway. Paid \$25 fee. Project approved but denied the 35 feet of trees to be cut to change driveway. Did approve cut of one tree as it was leaning toward home. Did have to move building three feet from 12 feet from property line to 15 feet.

Discussed Lot 85 due to complaint by Bob Silva but nothing official filed with ACC.

Howard made motion to have ACC review issues related to Lot 85, J. Harvey seconded. All approved except Matt Church.

NEW BUSINESS

Dustin advised Scholarship Fund officially removed from the by-laws and no longer has any status. Asked that a review take place to ensure all traces have been removed from Quick Books and verify that the checking account is no longer connected to BLHOA.

As residents of Betz Landing, not as Board members, S. Frye indicated that he and D. Dustin remain on the Fund Board of Directors for one year and will decide whether or not to file taxes. However, to be perfectly clear, the Fund is now completely separate from the BLHOA.

Nominating officers are for one year at a time for President, Vice President and Treasurer. The Secretary does not need to be on the board.

S. Frye made motion to have Debbie Harvey as secretary with Shaughnessy seconding. All approved.

S. Frye made motion to nominate Donna Keeney as Treasurer with J. Harvey seconding. All approved.

S. Frye made motion to nominate Jerry Harvey for Vice President with Howard seconding. All approved.

Went into Executive Session for discussion.

Church nominated Dave Dustin as President with Jerry Harvey seconding. All approved.

D. Dustin indicated tires dumped in gully between Indian Valley and Steamboat Lane. Need to work on getting them out and preventing future dumping. Dustin will check with VDOT to see if it is their responsibility to remove and dispose of these tires.

D. Dustin asked if any opposition to making donation to library for use of their meeting room. Howard made motion to donate \$100 to the library and Keeney seconded. All approved.

Howard made motion to adjourn meeting with Shaughnessy seconding. All approved.