

**BOARD OF DIRECTORS MEETING**  
**Saturday, June 13, 2020**  
**Boat Pavilion at Betz Landing**

**MINUTES**

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

**VERIFICATION OF QUORUM (President Dustin)**

Dave Dustin, President  
Jerry Harvey, Vice President  
Donna Keeney, Treasurer  
Sam Frye, Director  
Matt Church, Director  
Lien Groenwold, Director  
Mark Shaughnessy, Director  
Kurt Bulger, Director  
Cindy Howard, Director  
Debbie Harvey, Officer

**VISITORS (All BL home or land owners)**

Nanette Smith  
Joe Thompson  
Lauren Church  
Abigail Thoennes  
Chasen Thoennes  
Jim Keeney  
Phil Landry

**ARCHITECTURAL COMMITTEE**

Bob Morgan, Chairman

**MINUTES FROM PREVIOUS MEETING**

Motion made by Sam Frye to waive the reading of the March 2020 minutes and seconded by Mark Shaughnessy. All accepted.

## **OPEN FORUM FOR VISITORS TO ADVISE OF ANY HOA CONCERNS**

Joe Thompson indicated that he had two issues. One was to have more communication with the owners within the Association and send out anything that is of issue on a monthly basis. The second was that he found out that there was an AirBNB in the subdivision and was not previously aware. Wanted an update on what was going on and if there was some sort of policy about AirBNB's.

Matt Church indicated that Board's position was that the covenants do not permit and that we asked a specialty legal counsel to provide their opinion on whether or not we were able to enforce no AirBNB's. At this point in time, we are waiting on their opinion and have not heard anything to date.

Phil Landry indicated that rental of property is allowed and indicated that the AirBNB in question may not be considered a commercial enterprise.

Nanette Smith indicated that BLHOA used to use funds for dredging and wanted to see about getting this done in order to increase the ability to navigate the waters surrounding our community which would also serve to increase the value of all properties in Betz Landing.

Mark Shaughnessy indicated that ten or more years ago the county or Army Corp of Engineers used to do the dredging.

Phil Landry indicated that it may now be too expensive for the Army to consider doing this dredging.

Dave Dustin indicated that he would contact Army Corp regarding the dredging issue.

Phil Landry indicated that the channel does not run in a straight line and suggested that the actual location of the channel be marked.

Bob Morgan states that there are potholes and drainage issues on Bouy Drive that need to be addressed.

## **TREASURER'S REPORT**

Donna Keeney indicated that she has reconciled all of BLHOA accounts. Two CD's matured and were renewed for 14 months. One CD will mature in July and the same terms as above will be used. She reported all depreciations, including the carport in the storage lot, were taken.

There are seven delinquencies. She was able to email two and there are five outstanding. She took issue with Lots 28 and 29 to legal counsel and has had no word since March. She included the background search done by Elaine Moore.

The owner of lot 136 on Steamboat has passed away and a search is underway to find the new owner.

All taxes were done and the new CPA that the Board previously approved went over our books making some recommendations and changes. Once this was done, taxes were filed and CPA deemed that they would not charge our Association for the review. Donna reported all depreciation, including the carport in the storage lot, were taken at tax filing.

Scholarship fund taxes were also filed and, as of May 2019 the fund was no longer in existence with the SCC.

Received invoice from BLHOA attorney of record, Rusty McKern, for retainer fee of \$150 and this was paid. Subsequently received a letter indicating that he was retiring and closing his practice. It was noted that he cashed the check for \$150 and further indicated that he did not mind remaining a registered agent. Donna recommended not engaging with a new Attorney of Record but instead just use our P.O. Box number in the future and indicated that would be sufficient for an Association as small as ours.

Dave Dustin asked Donna to look for another registered agent (we will not be seeking a new "attorney of record for the BLHOA. See above paragraph). Donna indicated that she would try to get Rusty's registered agent fee returned to us.

We also received a letter from the local volunteer fire department and it was indicated that we should not respond to this request.

Indian Trail Road will be turned over to the county and necessary road work will be done so it will become within VDOT standards. The county inspected the road and issued a list of things to be done to the road. Issues are big and potentially expensive such as patching the road and resurfacing twice, etc. A Bond from county was found that dates back to 2003 for \$50,400 to do repairs and this will be used to pay for repairs on Indian Trail Road. It is hopeful that no further monies will be needed over the Bond amount. We may be able to patch some other private roads that are still the responsibility of the BLHOA to maintain.

Sam Frye made motion to accept report with Jerry Harvey seconding. All accepted.

## **ARCHITECTURAL REPORT**

Bob Morgan indicated that he had received 4-5 requests, with all being accepted.

Jerry Harvey has dead trees he wants to remove along with some other decorative trees.

The Kenney's' garage was approved.

Michael Phillips wanted to change front door and add shutters; 940 Steamboat.

All ACC issues are to be submitted to Bob Morgan for ACC review. His hope is that these reviews can be done within a day or two, and acceptance or denial decision provided to requesters within the week.

Someone also asked about having a pool and they were advised they needed the county approval for same. We will accept.

## **MAINTENANCE REPORT**

Dave Dustin gave report for Terrie Dustin.

Looked at commercial mulching and decided this was too expensive.

The pier has new boards in place with a total of 55 new boards. This was done by Kurt Bulger, Matt Church, Sam Frye and Dave Dustin.

The toilets will be looked at by plumber on Monday, June 15, 2020. Valves need replacing. All is open except for the toilets until their repair.

Matt Church suggested padlocking the restrooms during the off season in order to not have the toilets being used while there is no water running.

Dave Dustin indicated that he will be sending an e-mail out to all owners advising that the area is open and that everyone needs to wipe down surfaces after each use. We will place some type of disinfectant in each restroom after toilets are fixed.

Lien Groenwold indicated that neighbors were camping on their lot and it was noted by Donna Keeney that camping is not allowed unless they are building a home there. Matt Church read Section 5 of the Covenants, stating that temporary camping cannot exceed 14 days while a dwelling is being built on the property. Lien suggested that a letter be sent and she will provide the information to David Dustin.

Bob Morgan brought up the potholes on Bouy Drive.

Dave Dustin indicated that four acres at Courthouse Road near Indian Valley Road were logged and that we needed to watch out for snakes.

## **PRESIDENT'S REPORT**

Annual Dinner – Lien stated that the Tavern is already booked and we can possibly get food delivered somewhere. Or we could use the church to have a place to meet. She is also getting an estimate from Car Wash for catering costs. She will be getting a total of three estimates.

## **NOMINATING COMMITTEE**

Jerry Harvey sent out an email for interest in becoming a board member and received four responses. They have asked various questions and he has asked for bios from the four of them. He also referred them to the minutes and covenants to review to get an idea of the meetings. He is going to send out a second email to all and with further dates, times and to ask if there are any issues that need clarification.

## **UNFINISHED BUSINESS**

Matt Church – Airbnb – There is nothing to report. Attorney is to make a determination based on the wording of the covenants for BLHOA.

Lien Groenwold indicated that prohibiting short-term rentals has being done in Knight's Landing and that someone should make contact with their HOA.

## **NEW BUSINESS**

Sam Frye – Maintenance will be coating deck in fall after new boards mature. There are also another 7 or so new boards that are available if needed for further replacement.

Lien Groenwold asked about cleaning the pavilion and this is in the process of being power washed by Kurt Bulger.

## **ADJOURNMENT**

Lien Groenwold made motion to adjourn the meeting and Sam Frye seconded. All accepted.