

BETZ LANDING HOME OWNERS ASSOCIATION

BOARD OF DIRECTORS SPECIAL MEETING

Saturday, January 30, 2021 at 10:00 a.m.

The meeting was called to order at 10:00 a.m.

Our new president, Jerry Harvey, explained that it seemed more prudent to have a zoom meeting, instead of an in person one, because of the Covid-19 pandemic.

“Virginia General Assembly House Bill 30, enacted into law on May 21, 2020 and effective July 1, 2020, authorizes this virtual meeting, without the necessity of two board members being present.”

Attending Board Members:

Jerry Harvey, President

Nannette Smith, Vice president

Donna Keeney, Treasurer

Lien Groenwold, Secretary

Kurt Bulger (Director)

Marshall Ticer (Director)

David Dustin (Director)

Robert Morgan (ACC Chair)

Several homeowners joined the meeting: Abby Thoennes, Ralph Ivester, Ted Jenkins, Warren Johnson, Erin Grimm, Marshall Thielen, Angela Walsh, Phil Landry, Cathy Sarmiento, Alice Stieve, Matt and Lauren Church.

The purpose of the meeting was to replace a position on the board that was left vacant since the move of Mark Shaughnessy.

Matt Church expressed his concern about an open discussion regarding the 3 candidates running for the position. Jerry brought up the slate and the board voted. Six members voted, one abstained. The vote was in favor of Lauren Church, a long-term resident of Betz Landing.

Then the open position of maintenance chair was brought up. Lien asked if the position needed to be filled by a board member or if a resident homeowner could fill the position. The board decided that a homeowner can be chair of that committee. Marshall Thielen was pleased to fill the position.

Discussion for best day to schedule the on-line training from Stan Murphy (BETZ Landing lawyer). February 22<sup>nd</sup> was decided as the best day. All members are invited. President Harvey will send an email to all once meeting invitation is available.

Motion for executive session was made and seconded all ayes

After the board came back from the executive session Donna Keeney made the motion that we pursue the action concerning the Airbnb as discussed in the executive session. Lauren seconded the motion. The motion carried 5 to 1 with 2 abstaining. Marshall Ticer chose to abstain from voting out of an abundance of caution due to a potential for an appearance of a conflict of interest.

#### Presidents Report

Addendum to minutes from the December 12<sup>th</sup> 2020 meeting

The most recent minutes contain statements of non-board members with which the Board does not necessarily agree. These statements were included in an effort to document the actual discussions that took place at the most recent meeting. The board now issues this addendum to clarify that the Board does not agree with the statement of a non-board member pertaining to the requirement of a "2/3 vote of all owners" for amending our Bylaws. It is the Board's position that this statement is in opposition to the published rules regulating our community.

As clearly provided for in our Bylaws, under ARTICLE XIII. AMENDMENTS a "2/3 vote of all owners" **is not** required for amending our Bylaws. That provision states:

#### ARTICLE XIII. AMENDMENTS.

These Bylaws may be amended, at a regular or special meeting of the members, by **a vote of a majority of a quorum of members present in person or by proxy.** except that the Federal Housing Administration or the Veteran's Administration shall have the right to veto amendments.

The Board takes this opportunity to remind all owners of this great community that the rules governing our community are governed by our Bylaws and our Covenants, each of which is published and accessible to the community at our website

To the question if the March meeting would be in person or virtual the president answered that it would depend on the then prevailing circumstances in regard to Covid-19.

Kurt Bulger made a motion to adjourn, which was seconded by Nannette Smith.

**Minutes respectfully submitted by:**

**Lien Groenwold**

**Secretary**