

BETZ LANDING HOME OWNER'S ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

Saturday March 13, 2021 at 9:30 a.m.

The zoom meeting was called to order at 9:30 a.m.

In attendance were.

Jerry Harvey, President  
Nannette Smith, Vice President  
Donna Keeney, Treasurer  
Lien Groenwold, Secretary  
Kurt Bulger, Director  
Marshall Ticer, Director  
Cindy Howard, Director  
David Dustin, Director  
Lauren Church, Director  
Robert Morgan, ACC Chair  
Marshall Thielen, Maintenance Chair

Homeowners on the call as well were Debbie Harvey, Erin Grimm, Bob Silva and Phil Landry.

Jerry Harvey read a letter submitted by Joe Thompson.

Jerry asked for a motion to approve the minutes. The motion was placed by Marshall Ticer and seconded by Cindy Howard . The minutes were accepted unanimously without any further discussion.

The financial report was presented by the association's treasurer Donna Keeny. Donna reported that the improvements to Indian Trail have been paid from the bond. There were no unexpected expenses for the last quarter. We have to pay \$2175 for the tree service performed by Goodman's Tree Service. Donna also reported that the dues are coming in slowly. There are 5 lot owners who have not paid their fees for several years. A letter has gone to anyone who is in arrears. Donna prepared the tax return in draft and completed an extension to file the tax return at a later date. Also, she registered our legal counsel Stan Murphy as our representative with the SCC. Jerry asked for a motion to accept the financial report which was placed by Nannette Smith and seconded by Dave Dustin. Motion was accepted unanimously.

Marshall Thielen presented the maintenance report, starting with the announcement that May 1 is Arbor Day. Last year this annual clean-up event was skipped due to Covid-19. It was decided to go ahead this year, since most of us have had the Covid vaccine. Marshall said that some mulch is needed, but, overall, not too much clean-up is needed. It was decided to start at 8:30 a.m. so we can finish around noon. Like in prior years Cindy and Lien have agreed to provide the lunch, consisting of: Pulled pork, coleslaw, potato salad, hotdogs, etc. As in other years we will have a sheet cake for dessert. A list will be

circulated to enlist volunteers for the set-up of the tables, etc.

Marshall mentioned that Bouy and White Oak Roads are not in a good condition and asked for the board to give him permission to get quotes for improvements. Cindy mentioned that the drainage ditches are starting to grow little trees, which hampers the flow of rainwater. We should keep the ditches clean. It was decided to do this as part of the Arbor Day clean-up. A motion was made by Kurt Bulger and seconded by David Dustin in favor of the request. Motion was accepted unanimously.

Marshall mentioned some problems with trees at the boat storage; it looks like a blight. He would like an arborist to look at it and give a quote for any necessary work. Marshall agreed to find out how much an arborist would charge to look at the trees.

Bob Morgan gave the report for the ACC: Bulger requested that a tree be removed on his property. The request was approved.

Matt and Lauren Church asked for permission to add an overhang to their home. This was approved as well.

New Business:

Jerry brought up the question of an Emergency Response Team. This is not something that falls under the authority of the Board. David expanded on it, however it boils down to being good neighbors. We help each other in time of need.

Next the issue of disclosure packages was brought up for discussion. Currently Dave Dustin sends out the package to prospective buyers. Any questions a buyer may have are addressed by Jerry Harvey. A lively discussion followed whether this should be handled by one or by two persons. Dave placed a motion to provide a standard response, as provided by counsel Stan Murphy, to answer questions by real estate agents and prospective buyers. It was seconded by Lauren Church.

All were in favor, except Kurt Bulger and Marshall Ticer. The motion carried.

- We had some new business regarding tree damage, caused by the ice storm, that was voted on by e-mail. The vote concerned a yes vote for the bid presented by Goodman's Tree Service. Jerry, Nannette, Kurt, Donna, Lien, Cindy and Lauren voted yes, David voted no. Motion for acceptance was placed by Lauren and seconded by Cindy. The motion carried.

Erin talked about a face book groups. Lauren requested additional information on it before agreeing.

Since no new business was brought before the board Lien placed the motion to adjourn, which was seconded by Cindy. Motion was accepted unanimously. The meeting adjourned.

Minutes respectfully submitted by:

Lien Groenwold,  
Secretary