

**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473**



**BETZ LANDING HOMEOWNERS ASSOCIATION ANNUAL MEETING
2:00 p.m. Saturday, October 12, 2013
Luna Restaurant**

MINUTES

MEETING CALLED TO ORDER @ 2:00 p.m.

A. ROLL CALL AND VERIFICATION OF A QUORUM (President Barkdoll)

(P) Sam Barkdoll, President
(P) Matt Church, Director
(A) Ray Dameron, Director
(P) Bill Hallman, Director
(P) Nancy Hampton, Director & Webmaster
(P) Sam Frye, Treasurer
(P) Cindy Howard, Secretary
(A) Chris Jones, Director & Maintenance Coord
(A) Wayne Quackenbush, Vice President
(P) Nannette Smith, ACC Chair
(A) Maureen Dale, ACC Committee Member
(A) Garrett Howard, ACC Committee Member

Quorum exists (President Barkdoll)

B. PROOF OF NOTICE OF MEETING (President Barkdoll)

Done

C. READING OF MINUTES OF PREVIOUS MEETING (Secretary Howard)

Approved to forego reading minutes of last meeting.

D. TREASURER'S REPORT (Treasurer Frye)

Six lots have not paid dues. One lot owes \$4175 which was turned over to our attorney, Kerns for possible foreclosure. The June audit was okay. Quickbooks upgrade approved. Our balance is okay, but additional dues are needed for financial stability.

Report read and accepted.

E. ARCHITECTURAL CONTROL COMMITTEE REPORT (ACC Chair Nannette Smith)

Low construction activity is reported for the year, except for the completed garage on Church’s property. There is a proposal for upcoming construction for a house on Lot 43.

Report read and accepted.

F. MAINTENANCE COMMITTEE REPORT (Pres. Sam Barkdoll)

On Clean-Up Day April 20, 100 bags of mulch was laid and the bottom of the boat landing was nicely cleared. Easements were cleared except that between lots 81 and 82. The bath fixtures/plumbing in boat landing restroom repaired. The roof on the boat shed repaired by Clark’s Roofing for \$1800. The top of the well at the boat landing was cracked and repaired by Lowery’s for \$2500. The replacement of fence caps is currently in progress. The restrooms will be winterized 10/15. The entrance sign was repaired and stained and is currently being re-illustrated and lettered by the original artist.

Report read and accepted.

G. PRESIDENT’S REPORT (President Barkdoll)

Pres. Barkdoll reports the subdivision is showing its age after 18 years. Major items need to be replaced, such as roads--especially the cul de sacs. Work on the White Oak and Highlands cul de sacs will be done in a couple of weeks for \$800 by the original BL paving company. The roads may be at their end of life in 5-6 years. However, VDOT is doing a good job of patching as needed. Indian Trail Rd. was repaired by filling potholes on Clean Up Day. However, the work did not last. Randy Wilkins, our grass cutter, filled them at no charge and would not accept payment. The entrance sign illustrations and lettering will cost \$1300. But we received an anonymous donation of \$500 toward this work. Kudos to Bill Hallman, Garland Dillard, Matt Church and Sam Barkdoll for their efforts. Indian Trail Rd. culvert was washed out to within 4-6” of the pavement. Ransone’s of Kilmarnock will repair the erosion for \$3300. next week. Ted Jenkins did cleanup in the boat storage yard and mentions that 2-3” trees need to be cut down and the swale needs to be regraded to prevent further erosion.

Question was asked regarding the progression of the emergency response guidelines discussed at the last annual meeting. Nothing had been done in the interim, as interest waned.

Reported read and accepted.

H. ANNOUNCEMENT OF INSPECTORS FOR THE ELECTION

The 2013 Nominating Committee members were:
Pim Montgomery, Jerry Jenkins, and Betty Whiteside.

I. ANNOUNCEMENT OF THE 2014 NOMINATING COMMITTEE

The 2014 Nominating Committee members are:
Sam Barkdoll, Pim Montgomery, and Ginger Landry.

J. RESULTS OF ELECTION

Volunteers were requested to fill positions that will be left vacant by the resignation of Chris Jones, who offered to remain as Maintenance Chair and ACC Chair Nannette Smith. Garrett Howard offered to be ACC Chair with Maureen Dale and Sue Haugan as ACC Committee members.

Greg Haugan, Joe Thompson, and Jim Ankeny will serve on the 2014 BOD. While Dave Dustin, Garland Dillard, Ted Jenkins volunteered to serve on the 2015 BOD.

K .UNFINISHED BUSINESS

The previous summer picnic had a low showing, so it is recommended to combine the Arbor Day/Clean Up Day with the picnic. The 2013 combined event had great attendance.

L. NEW BUSINESS AND MEMBERSHIP DISCUSSION

Joe Thompson spoke on the topic of snakes. In one month, 2 poisonous snakes were killed. Anti-venom can only be administered by a physician and the closest available is Rappahannock General Hospital in Kilmarnock which has the anti-venom on hand.

Question was asked if firearms were allowed to kill snakes. No, as specified in the covenants. Animal Control is to be called.

Discussion was held on portable defibrillators. In the past, discussion was introduced by Sam Barkdoll on having a defibrillator here at BL. However, in the end, every Northumberland Co. Sheriff's cruiser has one on board.

Discussion was held on the possibility of raising dues. Dues remained at \$150/year for 18 years. This is the first year BLHOA will be in the red. We are only \$31 in the black. The bill for this annual meeting held at Luna's Restaurant today will put us over the edge. However, Pim Montgomery donated \$6000 to cover the bill. Kudos to Pim Montgomery. Dues may be raised by small increments but only by a vote by the whole BLHOA and approval by two thirds of the membership. Pim Montgomery suggested a one-time special assessment for the needed funds, rather than increasing the \$150 dues.

Sue Haugan asked if the spelling of Buoy will ever be fixed. No, VDOT must make the change with much red tape.

Dilapidated vehicles remain in the boat storage area which takes up space. Phil Landry's previous list contains many listed vehicles. However, 4-5 are still not ID'd. Photos of these vehicles will be published in the upcoming newsletter stating "no unregistered vehicles" are allowed and may be towed. Trees in the storage area must be cut to make room for registered vehicles.

M. ADJOURNMENT

Adjourned at 3:30 p.m.

N. NEW BOARD OF DIRECTORS called to order at 3:45 p.m.

President—Sam Barkdoll

Vice President—Wayne Quakenbush

Treasurer—Sam Frye

Secretary—Cindy Howard

Director—Bill Hallman

Director—Joe Thompson

Director—Greg Haugan

Director—Jim Ankeney

ACC Chair—Garrett Howard

ACC—Maureen Dale

ACC—Sue Haugan