

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



**BOARD OF DIRECTORS MEETING
2:00 pm October 8, 2012
Luna Restaurant**

ANNUAL MEETING MINUTES

MEETING CALLED TO ORDER 2:00 pm

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
(A) Nancy Hampton, Director & Webmaster
(P) John Henbest, Treasurer
(P) Cindy Howard, Secretary
(P) Chris Jones, Director & Maintenance Coord
(P) Pack Sheffield, Vice President & Compliance Coord
(P) Nannette Smith, ACC Chair
(A) Maureen Dale, ACC Committee Member
(A) Ed Costello, ACC Committee Member

Quorum exists (President Barkdoll)

B. PROOF OF NOTICE OF MEETING (President Barkdoll)

Done

C. READING OF MINUTES OF PREVIOUS MEETING (President Barkdoll)

Waived

D. ASSOCIATION MEMBER AND VISITOR REMARKS

Joe Thompson proposed emails regarding BOD e-votes to become part of BLHOA records. Membership vote was 50 yes, 5 no.

Approved.

E. TREASURER'S REPORT (Treasurer Henbest)

Question rose as to whether bonds should be cashed in and utilized to repair side roads.

Read and approved

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

Four violations, one in progress.

Read and approved.

G. MAINTENANCE COMMITTEE REPORT (Maint Coord Chris Jones)

Read and approved.

H. VICE PRESIDENT'S REPORT (VP Sheffield)

Waived.

I. PRESIDENT'S REPORT (President Barkdoll)

Appointment of Inspectors of Election: Pim Montgomery, Sue Haugan, Clarisse Moran, Betty Whiteside.
Ballots counted and verified, with results below:

Sam Barkdoll, President
Matt Church, Director
Ray Dameron, Director
Bill Hallman, Director
Nancy Hampton, Director & Webmaster
John Henbest, Treasurer
Cindy Howard, Secretary
Chris Jones, Director & Maintenance Coord
Pack Sheffield, Vice President & Compliance Coord
Nannette Smith, ACC Chair
Maureen Dale, ACC Committee Member
Garrett Howard, ACC Committee Member

Architectural Control Committee members Nannette Smith, Maureen Dale and Garrett Howard to meet to elect a chairperson.

Nominating Committee must include one board member (Pres. Barkdoll) and includes:
Betty Whiteside and Clarisse Moran.

Read and approved.

J. RULES ENFORCEMENT COMMITTEE (Vice President Sheffield)

Waived.

K. UNFINISHED BUSINESS

Question was raised as to whether additional roads are ready to turn over to VDOT? Ray Dameron will secure quotes from contractors regarding minimally maintaining surface for now and whether clearing gullies is necessary.

John Henbest will investigate HOA insurance coverage regarding whether every contractor must have their own liability coverage. Farm Bureau doesn't offer only liability but will cover if contractor lies. Three-man contractor company does not require workers comp. Mr. Harris, the grass cutter, does not have workers comp, but has liability. HOA pays liability \$200/year. VA State will pay workers comp liability and then go after us. BLHOA should pay workers' comp. BLHOA should screen contractors and not hire them if they do not have workers' comp. Joe Thompson will look into whether other HOAs have workers' comp.

Proposal to update current bylaws, integrating Northumberland County regulations, regarding golf carts, dog leash requirements and our BLHOA nominating process. Proposal to put these issues into the bylaws will take the entire BLHOA vote, so at least for now, notification can be included in any immediate disclosure packages. A simple cleanup of the bylaws should be done.

Expenses for BLHOA homeowners were addressed. John Henbest will supply a sheet of statistics of expenses to any homeowner with questions.

L. NEW BUSINESS

Summer picnic attendance was a concern. Low attendance may have been due to heat. Suggestion to combine spring cleanup with the summer picnic or to hold the picnic second week in September. No vote, item tabled.

Note was made of NAPS Distinguished Citizen Award was given to BL resident Greg Haugan. BL resident Myrtle Phillips received it last year.

Road repair was addressed. Question was to do makeshift repairs or complete resurface. Ray Dameron will contact VDOT as to what is required before BLHOA turns over roads with three or more homes. Construction companies always seem to damage the roads. An item should be placed in the covenants for the contractor to repair what they damage. For instance, the contractor should put up a bond.

Col. Phillips and Bill Hallman will address the problem regarding hunting season issues. For instance, dogs running through BL and hunters parked at the end of the road with loaded guns.

Col. Phillips and Bill Hallman will also address disaster planning. This should include more than hurricane preparedness. Teams should be organized, area cleanup, EMT training, defibrillator on site, incident commander should be trained. Mallard Bay guidelines are a place to start. Elaine Moore will assist.

M. SUMMARY OF ACTION ITEMS

ACC to meet elect chairperson; Ray Dameron will confer with VDOT re: roads; John Henbest will investigate contractor workers' comp/liability issues; Col. Phillip, Bill Hallman and Elaine Moore will research and prepare emergency preparedness plan for BL.

N. ADJOURNMENT at 3:15 pm