

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



**BETZ LANDING HOMEOWNERS ASSOCIATION ANNUAL MEETING  
Saturday, October 8, 2016 2:00 P.M.  
Yankee Point Marina, Windows on the Water**

**MINUTES**

**MEETING CALLED TO ORDER @ 2:00 P.M.**

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

- (P) Sam Barkdoll, President
- (P) Dave Dustin, Vice President
- (A) Sam Frye, Treasurer
- (P) Cindy Howard, Secretary
- (P) Joe Thompson, Director and ACC Chair
- (A) Jim Ankeney, Director
- (P) Greg Haugan, Director
- (P) Ted Jenkins, Director
- (A) Bob Silva, Director
- (A) VACANT, ACC Committee Member\*
- (P) Sue Haugan, ACC Committee Member\*
- (A)VACANT, Maintenance Committee Chair\*

Quorum exists (President Barkdoll)

\*Not required to attend

**B. PROOF OF NOTICE OF MEETING (Pres Barkdoll)**

Completed

**C. READING OF MINUTES OF PREVIOUS ANNUAL MEETING (Secy Howard)**

Motion to dismiss reading past annual meeting minutes.

Annual meeting minutes approved unanimously.

**D. TREASURER'S REPORT (Pres Barkdoll)**

All homeowners are up to date on their dues, except Lots 28/29.

As reported at the 09/2016 BOD meeting, the financial status is as follows:

Approximately \$10, 600 is in the EVB checking account; approximately \$68,000 is in the capitol reserve account; approximately \$71,000 is in the Vanguard account; P&L on budget.

Dir. Jenkins wants an updated copy of the P&L statement. He stated financial statements used to be itemized. For example, landscaping, attorney fees or other large items should have their own line item on the budget. For instance, the attorney fees for the Lot 28/29 dispute were \$5,800.

Treasurer report unanimously accepted.

**E. ARCHITECTURAL CONTROL COMMITTEE REPORT (Dir and ACC Chair Joe Thompson)**

Lot 95 Matthews' garage was approved, trees were removed, but construction has not begun;  
Lot 86 Shaughnessy garage was approved, trees were removed, but construction has not begun;  
Storm damaged trees around Betz Landing have been removed;

Lot 59 Goodwin garage denied as a 1,500 sq ft, 4 bay. A meeting with the lot owners was unproductive. The 1,200 sq ft, 3 bay, 5' variance was denied. The ACC has not heard back from the lot owners. Dir. Jenkins discussed appealing the BOD, then general membership, then attorney. Dir. Thompson and ACC Chair responded that no BOD meeting, no membership meeting would be involved in making an ACC decision. The lot owner can initiate an appeal through an Appeals Committee, not the BOD. The procedure was used in the past. The appeals process was accepted unanimously. The clarification was discussed at the 06/2016 BOD meeting and approved in the 06/2016 BOD minutes. The ACC decision is finalized.

The ACC report was accepted unanimously.

**F. MAINTENANCE COMMITTEE REPORT (Pres. Barkdoll submitting for Maint Chair)**

ACC Maintenance Chair is still vacant.

All common roads are good, repairs completed;

The bathrooms were closed today;

The combination will remain the same until 04/15/2017;

The pier was vandalized, the en boards were torn off, repairs made;

The pavilion plaque was torn off, bent, repairs made;

April 21, 2017 will be the day to pick up 115 bags of mulch for Clean Up Day;

April 22, 2017 is Clean Up Day and picnic;

Lot owner Elaine Moore recommended installing fake surveillance cameras. The BOD thought it a good idea, as well as installing a sign.

Report accepted unanimously.

**G. PRESIDENT'S REPORT (Pres. Barkdoll)**

The Clean Up Day picnic brought 43 lot owners and guests;

The NNK Electric Coop has done no work yet;

MetroCast needs the new poles to carry the weight. They will begin two months after the lines are installed. A separate company will install the lines. MetroCast will begin hook ups by the end of the year. One cable box/four homes.

Scholarship Committee distributed four \$500 scholarships for 2016. The committee consists of Joe Thompson, Sue Haugan, Mopsie Phillips, and Sandy Henbest.

The lot 28/29 court date was 07/12/2016. Seven people attended. The BLHOA bid \$6,000. There was another bidder, but they did not attend. The judge said the two lots were worth \$40,000, and he was looking for at least \$20,000. Our bid was too low, the judge denied the bid, and the process was terminated. The owner still owes, we will still file liens. The county will pay us off with proceeds if and when they decide to initiate foreclosure.

The common storage area was scheduled for a 09/01/2016 audit for ID tag compliance. However, the audit was not completed.

President's Report accepted unanimously.

**H. ANNOUNCEMENT OF INSPECTORS FOR THE ELECTION**

The 2016 Nominating Committee members were:  
Dir. Haugan, Pim Montgomery, Clarice George.

**I. ANNOUNCEMENT OF THE 2017 NOMINATING COMMITTEE**

The 2017 Nominating Committee members are:  
Dir. Haugan, Pim Montgomery, Garland Dillard, Don Phillips.

**J. RESULTS OF ELECTION**

Dir. Haugan presented a motion to accept the Nominating Committee by acclamation, 3/3 vote, passed unanimously.

New officers:

- President—Sam Barkdoll
- Vice President—Dave Dustin
- Treasurer—Sam Frye
- Secretary—Cindy Howard
- ACC Chairperson—Joe Thompson

**K. UNFINISHED BUSINESS**

Dir. Haugan stated Indian Trail will need repairs in order for VDOT to take over its maintenance. A large amount of money should be in reserve for this.

**L. NEW BUSINESS AND MEMBERSHIP DISCUSSION**

The carport in the common storage area was purchased for \$500. It is available to rent split at \$50/month with a 3 month lease. It can hold two sets of jet skis comfortably.

Don Phillips said that during hunting season, trucks drop/pick up their dogs on Steamboat Lane. The sheriff should be called when residents see this.

Dir. Jenkins suggested calling for a VDOT sweeper to clear the gravel from the road edges and cul de sacs after they dropped sand.

**M. ADJOURNMENT**

Adjourned @ 3:05 P.M.