

**BLHOA SPECIAL BOARD OF DIRECTORS MEETING**  
**Saturday, October 10, 2020**  
**Boat Pavilion at Betz Landing**

**MINUTES**

**MEETING CALLED TO ORDER AT 10:00 A.M.**

**VERIFICATION OF QUORUM (Officer Harvey)**

Dave Dustin, President  
Jerry Harvey, Vice President  
Donna Keeney, Treasurer  
Sam Frye, Director  
Matt Church, Director  
Mark Shaughnessy, Director  
Lien Groenwold, Director  
Debbie Harvey, Officer

**FILLING UPCOMING BOD POSITION (Shaughnessy)**

Dave Dustin stated that Mark Shaughnessy will be leaving and an appointment will be made to the board to complete his director position term. Matt Church suggested that this should be done after the election and to make the appointment via reconvening after the annual meeting. Mark Shaughnessy asked if he can vote on how to fill the position and Matt Church indicated that this is left to the board as the authority for appointment as well as his personal Director position expiring this year. Mark Shaughnessy then asked about the members at the annual meeting voting who would fill his position and he was advised that filling of his position will need to be done via a special meeting or at the December BLHOA meeting.

**FINAL PLANNING FOR ANNUAL MEETING**

There is concern over those attending the annual meeting and those having already mailed in their vote versus bringing with them to the meeting. There will be a list for check in along with voting ballots being marked on the same list. Mailed in votes require a signed proxy being checked off. If the proxy portion was not completed and mailed in, it is not considered a valid vote and will be set aside. If it is determined that the ballot with no properly signed proxy was in attendance at the meeting, that vote will be considered valid. We will be checking with legal counsel, Stan Murphy, to see what should be done with those invalid votes. Dave Dustin did speak with Stan Murphy about proxy voting and stated that methodology we used was good.

There will be a greeter that will steer everyone to sign in and get any envelopes brought with them. Mark Shaughnessy volunteered to be the greeter. Bob Morgan is providing thermometer and Donna Keeney will check with wife Annette to make sure this is still valid. Lien Groenwold will provide a copy of the COVID-19 form that needs to be answered by all individuals attending the meeting before they can proceed into the pavilion area or into the Meeting House building at the Tavern. After the screening and sign in, they can then get a name tag. Dave Dustin indicated that if someone met any criteria on the COVID-19 form that they could stay for the meeting but would not be allowed inside of the pavilion or the Meeting House building.

Dave Dustin also indicated that he will be asking for four volunteers to conduct the voting process of counting, make sure votes are valid, marking the votes off of the list, etc.

### **TREE CUTTING AND CAMPING**

Dave Dustin and Matt Church, at different times, went down Bouy Drive to see Bob Morgan's new paved driveway. Both noted a camper-trailer and tractor on a lot in the woods that also had a fire going on the lot. Dave approached the people on the property and asked if they had obtained permission from the Architectural Control Committee to remove the trees that were cut down. The brother of the owner stated that he was told by the owner that he could cut the trees. Dave advised tree cutting was prohibited without first getting approval from the ACC. He also told them that camping was not permitted on the property. Asked if they knew of the covenants and they stated that they did not. Area was cut so it allowed for camping on the property. Need to determine who owns the property, advise of ACC guidelines, by-laws and covenants along with warning that any other issues may lead to fines. Lien Groenwold advised that all property owners know that they should read the covenants in its entirety.

Dave Dustin called Randy Wilkins about working on the roads before turning them over to VDOT. Randy apparently has had issues with illness at home and it was noted to be very careful in our neighborhood since it appears that at least one person may have been exposed to COVID that lives in the community.

### **ADDITIONAL DISCUSSION REGARDING VOTING PROCESS**

Mark Shaughnessy is concerned over ballot count and Matt Church stated that is why non committee members are involved in the vote count process. Jerry Harvey also indicated that we did not leave anyone out when we asked for volunteers to become a part of the board and that he had some people that wanted to run and then changed their minds about running. He has also had all biographies sent to all members of the neighborhood so that everyone would know who they were voting for.

Matt Church further indicated that the by-laws are silent regarding write in candidates, so we may not be following the correct process. The by-laws state that all candidates must be made known to the President of the BOD prior to mailing of the ballots. Changing this now would

create chaos. Dave Dustin indicates that he has 30+ envelopes that most of these were received prior to this email.

### **SHORT TERM RENTAL RULE**

Matt Church stated that a letter from the HOA attorney has been sent to the homeowner that is utilizing their home as an AirBNB. Dave Dustin indicates that there has been a response from the owner's attorney and we have been advised by our legal counsel not to do anything further. Legal counsel will now make contact with Dave Dustin since Matt Church is an outgoing member this year. We have created a rule and have been advised by legal counsel that we only need board approval to post the rule regarding AirBNBs. A motion was made by Sam Frye to approve the rule as written by legal counsel and Lien Groenwold seconded. The rule was adopted unanimously.

### **AJOURNMENT**

Motion made by Sam Frye with second by Mark Shaughnessy to adjourn meeting. No opposition was noted.