

**BOARD OF DIRECTORS MEETING
Saturday, September 12, 2020
Boat Pavilion at Betz Landing**

MINUTES

MEETING CALLED TO ORDER AT 9:30 A.M.

VERIFICATION OF QUORUM (President Dustin)

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

ARCHITECTURAL COMMITTEE

Bob Morgan, Architectural Committee Chair

MAINTENANCE COMMITTEE

Terrie Dustin, Director and Maintenance Chair

HOME AND LAND OWNERS IN ATTENDANCE

Lauren Church
Jim Keeney
Phil Landry
Vicky Shaughnessy
Nanette Smith
Abby Thoennes
Chasen Thoennes
Joe Thompson

MINUTES FROM JUNE MEETING

Kurt Bulger made motion to waive reading of previous minutes with a second from Jerry Harvey. Motion passed unanimously.

OPEN FORUM FOR VISITORS

Joe Thompson indicated a need for a newsletter again after bringing up at previous meeting. Nothing has been seen or done to his knowledge and he is asking for this again.

Terrie Dustin did speak up about watching out for others with regard to tornados and activity in the BLHOA area.

TREASURER'S REPORT

Donna Keeney indicated that there is \$7,861 in checking. There are some upcoming expenses that will need to be paid that were not in the budget for 2020 such as the \$1,800 restroom repair, the \$326 diagnostic fee and the septic repair of \$1,862.

There was one CD that automatically renewed this past quarter.

The road bond was added to BLHOA assets for \$130,000.

There are six outstanding lot fees due with only one response. The one paid 2019 dues. On the lots that have a large amount due, the county would get past due taxes and BLHOA would get any monies left over from that payment. Per Sam Frye, we will need to pay or send lien letter via attorney letter, certified mail and make sure this is registered with the county.

Donna Keeney indicated that there are BLHOA financial statements available to all owners via web. The location of these documents are on the Association website and the password for the "Members Only" webpage was sent out to all Association members by VP Jerry Harvey. All dues billing will be done via e-mail versus regular mail.

Sam Frye indicated that septic and electricity should be turned off during the off months.

Terrie Dustin went back to the road bond indicating that it was not a liquid asset and Donna Keeney indicated that she had the bond in a separate category of assets for our books.

Motion to approve treasurer's report as submitted was made by Jerry Harvey with Mark Shaughnessy seconding. Motion passed with no opposition.

ARCHITECTURAL REPORTS

Bob Morgan indicated that there was approval to remove tree at 967 Steamboat. There was a request for a dock at 200 Buoy and owner advised that permission was needed from the county, but no permission is needed from the Committee.

Mark Shaughnessy indicated that there were trees down from tornados and that large trees were falling due to excessive moisture from the rain. Asked all to look at their own residences and make appropriate requests for removal.

Bob Morgan indicated that tree removal, unless already down, should not be beyond a six inch circumference at chest height.

Lien Groenwold asked others to look at properties with no homes and see about advising those owners of the conditions of their lots.

Mark Shaughnessy indicated that Carolyn Elwood's lot had a large tree fall, right near the road and it looks unsightly.

Matt Church indicated that we would need to get permission from owner in order to remove the fallen tree.

Matt Church made motion to accept architectural report as submitted with Cindy Howard seconding. Motion passed with no opposition.

MAINTENANCE REPORT

Terrie Dustin indicated that Dave Dustin was dealing with VDOT regarding any and all road maintenance for Indian Valley Trail.

Terrie also indicated that the restroom inspection dollars will be refunded by the contractor that gets the contract to perform the actual work. The sewer work is to begin soon but no actual date is known at this time.

There is some patching to Bouy Drive as well as Indian Trail that will be done simultaneously.

Lien Groenwold indicated that there is a pothole just past the Plumb's home on Steamboat Lane. Dave Dustin indicated that Steamboat is a state road and is not a part of the repair work that is being done on Buoy and on Indian Trail.

Motion made by Lien Groenwold to accept report as presented with second by Cindy Howard. Motion passed with no opposition.

PRESIDENT'S REPORT

The Pam Montgomery home was purchased. Tricia Mrzyglod knows the name of the new owner.

The road bond is managed by Blue Green out of Florida and it is a renewable bond. There is an insurance company in Kentucky that owns the bond.

Donna Keeney indicated that the bond expires in December of 2020 and we need to call to make sure of renewal.

Dave Dustin indicated that any mass e-mails should be done where there is no sharing with others on the mass mailing and every e-mail goes via bcc. This is to protect privacy of those that do not wish to have their e-mail address known to all BLHOA membership.

Dave Dustin asked for discussion regarding the annual dinner and Matt Church indicated that we should probably not have any food at all. He indicated that an annual meeting can be held. Lien Groenwold indicated that the Tavern is set for the outside pavilion or the inside and has been reserved. Matt Church said that we should have a temperature scanner and Bob Morgan has one that we can use. Kurt Bulger stated that a questionnaire should be filled out and Bob Morgan indicated that there should be some type of hold harmless.

We will be doing a waiver and hold harmless on the ballot about what is expected of attendees, that temperatures will be taken and that there will be no food served at the meeting.

Motion made by Jerry Harvey to accept President's report with second by Sam Frye. Motion passed with a majority vote with one vote of no by Lien Groenwold.

NOMINATING COMMITTEE

Jerry Harvey indicated that there are six candidates with bios from all. He needs a ballot clarification about serving on both a director's position and an architectural position. It was confirmed that one person can serve as a BOD and as a Committee Chair or just as a Committee Chair.

UNFINISHED BUSINESS

Motion was made by Matt Church and seconded by Mark Shaughnessy to go into executive session so Matt could update the BOD on the current status of the AirBNB issue. This portion of the meeting was moved to the end of the overall meeting due to visitors in attendance. Motion passed with no opposition.

After discussion, motion made to come out of executive session by Matt Church and seconded by Lien Groenwold. Motion passed with no opposition.

NEW BUSINESS

Donna Keeney wanted to see about a one page sheet with our rules, key points, contacts, issues, etc. It was noted that we send out all HOA by-laws and covenants to all prospective buyers.

Lien Groenwold indicated that Donna Fiorette (?) has a big rig and boat and this needs to be addressed.

Abby Thoennes spoke about a welcome letter to newcomers and volunteered to help with web site. Matt Church indicated that Jerry Harvey recently took over the web site and he was working on improvements to same.

Kurt Bulger, Matt Church and Sam Frye spoke about how all BLHOA by laws and covenants are provided to any prospective and actual buyers in the development and should suffice with providing information needed to all interested parties.

ADJOURNMENT

No formal adjournment was made at the conclusion of this meeting.