

BETZ LANDING HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS QUARTERLY MEETING  
Saturday September 11, 2021 at 9:30 a.m.  
Location Northumberland County Library Heathsville VA and Zoom

The meeting was called to order at 9:30 a.m.

In attendance were.

Jerry Harvey, President  
Nannette Smith, Vice President  
Donna Keeney, Treasurer  
Kurt Bulger, Director  
Marshall Ticer, Director  
David Dustin, Director  
Lauren Church, Director

Homeowners in attendance were Jeff Plumb, Andrew Gillen, Jeff Geis, Donna Pirnat, Matt Church, Teresa Neil, Abby Theones and Janet Adetunji.

On the Zoom call were Andy Schiek, Phil Landry, Debbie Harvey, Evelyn, Patricia Mrzyglod, Elaine Moore-Yoder, Bob Silva, Erin Grimm and Cathy Sarmento.

President Harvey (Jerry) asked for a motion to approve the minutes from the 6/12/21 meeting. The motion was made by Director Dustin and seconded by Director Ticer. The minutes were accepted unanimously without any further discussion.

Open comment period. Jeff Geis and Donna Pirnat questioned the method used for the special meeting on Thursday June 3<sup>rd</sup> that was essentially an executive session to discuss "Pending or probable litigation". Jerry explained the notice of meeting was required to be sent to all members and the only purpose of that meeting as an executive session. Admittedly I could have explained better in the agenda and prior to going into executive session. Matt Church and Director Dustin provided some additional details of the pending litigation and the reason for it.

The financial report was presented by the association's treasurer Director Keeney. Donna further explained the taxes the HOA would have to pay for 2020 and that the HOA had ended the year with a profit from our investments. She recommended it may be better to look for ways to spend the money from any profits on projects for the HOA instead of paying taxes on those profits (roughly 1/3 of the profit) in the case of 2020 taxes approx.: \$900. Jerry asked for a motion to accept the financial report which was made by Director Church and seconded by Director Bulger. Motion was accepted unanimously.

Director Dustin provided an update for the nominating committee, all ballots have been mailed out to members and we had a great showing for filling the 3 director and 1 ACC positions with a total of 7 candidates.

Our maintenance chairperson Cathy Sarmento provided a report on the work done at the boat ramp/pavilion with the sewage system. Cathy also provided recommendations for repairs to the roads still owned by the HOA to prevent a higher repair cost in the future.

Director Dustin provided updated information on the VDOT takeover of Indian Trail and that he had documented the entire process that has taken more than a year to progress to the final stage.

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Jerry reported on progress from business voted on in our June 12<sup>th</sup> meeting.

Members contact list, completed for all members wishing to opt in their personal information to be shared with others. This will be an ongoing function as new members or existing wish to provide information.

Forms update progress, Director Church and Cathy Sarmento reviewed the forms and make edits and suggestions then provided those to Jerry for updating the forms and submitting to our attorney for review. After review the modified forms will be presented to the board for final approval and adaption.

Pending or probable legal action was reviewed and explained in the open comments section

➤ New Business:

Jerry suggested forming a committee to create rules/guidelines for maintenance committee. (Bid Process, Requirement of scope document for bids, dollar amount requiring board approval) tabled for a future discussion

➤ Jerry and Jeff Plumb proposed a "Dry Hydrant" idea for further review

- A Dry Hydrant is not under pressure. They are piped to a large body of water. In the event of a fire the fire department can connect to them and pump water from that body of water.
- Since it is a dry hydrant there is no chance it could freeze and break.
- The fire department would be in charge of maintaining the hydrant.
- It is my understanding that the association must agree to allow the fire department to use the hydrant in the event of a fire outside of our development.
- We should be able to get a dry hydrant for free. There are grants through the Forrest Department to pay for it. The Forrest Dept. has a contract with a company to install the hydrant. In this way the hydrant will meet fire department standards.
- The hydrant may very well lower our insurance rates related to fire protection.

Jeff provided further answers to questions during a brief question and answer session.

Jeff volunteered to get the next steps and Director Church will be the board Liaison for this project.

A motion was made by Director Dustin and seconded by Director Ticer to pursue this for more detail and what our next steps will be. With no further discussion Motion was accepted unanimously.

➤ Additional items of new business, if any, to be proposed from the board.

Director Dustin presented the below

- 30-year change Article V of our covenants if no changes then remain same for next 10 yrs.
- At 30 changes can occur with just a majority not the 2/3 required now

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- We should start the discussions now to better clarify and begin polling members about changes they would like to see

**ARTICLE V**

**THIS DECLARATION RUNS WITH THE LAND**

These covenants are to run with the land and shall benefit and be binding upon all parties and persons (and their respective heirs, representatives, successors, and assigns) claiming title to any part of the Property herein described for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of ten (10) years, unless an instrument signed by a fifty-one (51%) majority of the then owners of the Lots has been recorded agreeing to change the said Covenants in whole or in part.

Having no further business to discuss a motion was made to adjourn by Director Dustin and seconded by Director Keeney, Motion was accepted unanimously.

The meeting was adjourned at 10:51am

Minutes respectfully submitted by Jerry Harvey for  
Lien Groenwold,  
Secretary