

BETZ LANDING HOME OWNER'S ASSOCIATION (BLHOA)

ANNUAL MEMBER'S MEETING

SATURDAY, OCT. 16, 2021 AT 2:00 P.M.

THE MEETING HOUSE AT THE TAVERN, HEATHSVILLE

President Jerry Harvey called the meeting to order at 2:05 P.M.

A small group of home owners were in attendance.

Board members in attendance were:

Jerry Harvey, President

Nannette Smith, VP

Donna Keeney, Treasurer

Lien Groenwold, Secretary

Dave Dustin, Director

Lauren Church, Director

Marshall Ticer, Director

Teresa Neil, ACC

We had a quorum.

Jerry asked the people who wanted to tape the meeting to inform the board of their intent. A few

People admitted that they were indeed going to record the meeting.

Volunteers were selected to count the ballots: Patricia Mrzglod, Alice Stevie, Teresa Neil and Sam Frye. The Chairperson of the Nominations Committee, Dave Dustin, will oversee the opening of ballots and the recording of votes.

MINUTES

Jerry asked if anyone wanted the minutes read from the last meeting. Sam Frye made the motion that the minutes be accepted as presented, seconded by Elaine Moore. The motion passed.

TREASURER'S REPORT

Donna Keeney, the HOA's treasurer, presented the Financial Report. She informed us that the tax returns have been filed. We did have to pay some taxes to both State and Federal. In order to save \$35/month she recommended that the bathroom facilities be closed until the spring of next year. She informed us that the Vanguard Fund had performed well.

ACC COMMITTEE REPORT

In the absence of Bob Morgan, the report was presented by Teresa Neil. The following improvements were reviewed and approved this past year:

- Construction of roof over existing patio, Matt and Lauren Church
- Addition of Patio, Bob and Annette Morgan
- Property clearing, ?
- Construction of a shed, Sam and Janice Frye
- Expansion of garage, Jerry and Debbie Harvey
- Construction of a fence, Andrew Gillen

MAINTENANCE COMMITTEE REPORT

Our maintenance chair, Cathy Sarmento, was absent, due to family matters. However, it was mentioned that all 3 side roads should be resurfaced. In a report Cathy e-mailed she reported that the bathrooms will be closed and winterized on Nov. 1st.

VDOT has been contacted to repair potholes on Steamboat and Heron Court and also to see about blading the side of the roadways to ensure that the grass does not continue to encroach on the roads, thereby narrowing our streets and undermining the pavement. VDOT has not yet given clarification re. the culverts that run under our driveways. Are they the responsibility of the homeowners or VDOT? Cathy reports that there has been a noticeable dip/setting at those culverts and at some point this may need to be addressed,

RESERVE STUDY REPORT

The report was presented by Lauren Church. The study has to be done once every five years and reviewed annually. The report shows that the HOA reserves are adequate. The study shows that there has been good management of the HOA's assets. The HOA dues have never increased since the beginning and the purchasing power of \$150/year has greatly diminished over time. After the HOA Board approves the reserve study the report will be posted to website for all members to access.

The Blue Green bond of \$130,000 should cover the maintenance needed on the three private roads.

It was suggested that would be a good idea to review our insurance policies. Our current policy is with Virginia Farm Bureau Ins.

DRY HYDRANT

Lauren Church reported. The Department of Forestry issues a grant for this project. They will come out to see if a Dry Hydrant is feasible. They won't be able to come out until March of 2022 for this assessment and if deemed a probable solution for our problem the earliest we can expect the work to start would be early 2023.

NEW BUSINESS, none presented

Member Comments

Jerry then asked if members had any comments. Cindy Ivester commented that, the lot next to them, lets his grass get too tall. As a result, she finds snakes on her property; the copperheads.

Nanette asked if we should put up a sign saying "Children at Play". After much discussion, on the process with VDOT, no volunteers offered to pursue this task.

Matt Church mentioned that he had received and seen email communications from an HOA member accusing past and present board members of "misconduct", "inappropriate" and "illegal" actions. He suggested that this meeting would be an appropriate format to bring concerns out in the open to discuss. No comments were made regarding any such allegations.

Lien told the attendees that she had received an e-mail from one of the homeowners, telling her whom she should vote for and in particular whom not to vote for.

Dave Dustin chairman of the nominating committee announced the winners of the BLHOA 2021 elections to those in attendance at the 2021 Annual Meeting.

Elaine Moore

Cathy Sarmiento

Robert Silva

Jerry Harvey was selected to serve on the ACC

A motion was made to adjourn the meeting, seconded and all were in favor.

Minutes respectfully submitted by:

Lien Groenwold, Secretary