

Betz Landing Homeowners Association
Board of Directors Quarterly Meeting
Saturday December 11, 2021 at 9:30 a.m.
Location Northumberland County Library Heathsville VA

1. The meeting was called to order at 9:30 a.m.
2. Verification of Quorum Debbie Harvey volunteered to capture minutes today in absence of our secretary.

In attendance were

Jerry Harvey	President	
Nannette Smith	Vice President	
Donna Keeney	Treasurer	
Lien Groenwold	Secretary	Absent
Lauren Church	Director	
David Dustin	Director	
Marshall Ticer	Director	
Kurt Bulger	Director	
Cathy Sarmento	Director	
Elaine Moore	Director	
Robert Silva	Director	Absent

Guest

Matt Church
Phil Landry
Debbie Harvey

3. **Motion** was made to wave reading of the previous meetings minutes and accept the minutes as written by David Dustin and seconded by Elaine Moore all were in favor the motion was approved.
4. Guest Comments

Matt Church stated that he received an email from another member after the annual meeting. In their email, the member had indicated that they did not agree that an HOA meeting was the proper venue to discuss their dissatisfaction with actions by the HOA Board. Matt reiterated his position from the annual meeting, that the most effective method to address these types of concerns, and implement positive change, is an open discussion at an HOA meeting.

Nannette Smith's issue was not that HOA members raise concerns about Board actions but that they should be presented in a civil manner.

Phil Landry commented that he has brought issues to other board members in past and has been ignored or board has stated there were no violations.

5. Treasurers Report
Donna Keeney provided an overview of the current checking account totals and opinion on what to do with an expiring CD in 2022 for \$11,600. She also discussed correcting an accounting entry

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for the Bluegreen bond that was shown as an asset for Betz Landing but is administered by Northumberland County as a requirement by the county for repairs needed to Betz Landing owned roads for the use of bringing the roads up to correct standards when preparing the roads to transfer to VDOT.

Donna also noted that 2 Directors pre-paid their 2022 dues to provide enough funds to complete payment of our 2021 bills.

Donna reviewed the proposed budget for 2022. All financial reports were distributed to members prior to the meeting with details.

Motion was made by Lauren Church to transfer CD to savings account if the savings interest rate versus the CD interest rate makes sense. This will allow for an easier transfer of funds for an emergency if needed and approved by BOD. Seconded by Elaine Moore all ayes the motion was approved.

Motion was made to accept the treasurers report by Lauren Church and seconded by Elaine Moore all ayes the motion was approved.

6. ACC report, Bob Morgan could not attend due to covid exposure. Jerry Harvey reported there were no new applications since the report at the annual meeting in October.

Maintenance Report – Cathy Sarmiento

- VDOT has taken care of all potholes except for the largest until spring
- Restrooms have been winterized but lock codes not yet changed
- Lauren Church commented that Storage lot needs maintenance for fallen trees and or stump removal and investigate tree replacement
- Jerry Harvey commented about abandoned boats or trailers that need research to allow for removal
- Donna Keeney questioned that maybe parking spaces should be assigned as becomes a problem with a large camper moved for the weekend but cannot find a large space when bring back to storage.
- David Dustin said we should reassess the storage lot entrance for landscaping needs.
- Lauren Church stated that \$33,000 were earmarked in the reserve study for 2022 repairs or replacement and that possibly some of this money could be used for the storage lot entrance.

Forms Update Progress – Jerry Harvey

The forms identified in a previous meeting (Expense Re-imbusement, Request for information, storage area registration, complaints form and House plans submittal application) have all been modified and approved by Lauren and Cathy. They have now been submitted to Stan, the HOA attorney of record, for his legal approval. Once approved they will be presented to the BOD for approval and implementation. The forms can be downloaded and filled in to be printed and mailed or attached and emailed to the BOD.

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7. Election of new officers

Cathy Sarmiento nominated Donna Keeney as treasurer Donna accepted with all ayes
David Dustin nominated Lauren Church for president, Cathy Sarmiento nominated herself for president. There was an anonymous vote taken with the results being Lauren Church as our new president. Lauren accepted.

Lauren Church nominated Jerry Harvey for non-director secretary. All ayes Jerry accepted.
Kurt Bulger nominated Cathy Sarmiento for Vice President second by Lauren Church. All ayes Cathy accepted.

Elaine Moore volunteered as nominating committee chairperson. There were 2 members that volunteered to also be on the committee during our annual meeting, Abby Thoennes and Tricia Mrzyglod.

8. New Business –

Jerry Harvey announced that our lawyer Stan Murphy was leaving the firm of Dunton, Simons & Dunton on December 31, 2021 and would be starting his own practice (Murphy Law Offices). A request for a motion to sign a document to transfer the associations formal legal relationship to Murphy Law Offices beginning January 1st, 2022 was sent by previous email to the directors. A **motion** was made by Lauren Church and seconded by Nannette Smith to continue the HOA legal relationship with Stan Murphy via the newly formed Murphy Law Offices. All voted yes except for Kurt Bulger and Lien Groenwold who cast no votes.

David Dustin mentioned we should donate to the library for the use of their room for Betz BOD meetings. Cathy Sarmiento stated that donations were not allowed to be made by the association for such purposes. Lauren Church stated that she had just completed a form to reserve the room for 2022 meetings and the fee was \$50 per meeting.

Marshall Ticer made a **motion** to have the library submit a bill for the use of the space for future meetings and for already used time from 2021. Seconded by Lauren Church all ayes the motion was approved.

9. Elain Moore made a **motion** to close the meeting and was seconded by David Dustin, all ayes the meeting was closed at 11:30 am

Minutes submitted by Jerry Harvey