

Betz Landing
Homeowner's Association
P.O. Box 422
Heathsville, VA 22473



<http://betzlanding.org/>

Betzlanding@outlook.com

1. Meeting was called to order on March 11th, 2023, at 9:34 a.m.

2. Verification of Quorum by Secretary Harvey

In attendance were:

Lauren Church President

Marshall Ticer Vice President

Donna Keeney Treasurer

Jerry Harvey Secretary

Kurt Bulger Director

David Dustin Director

Elaine Moore Director

Cathy Sarmento Director

Robert Silva Director (absent)

Nannette Smith Director

Guest: Janice Fry, Matt Church, Phil Landry, Debbie Harvey, Teresa Neil, Mark Neil, Jeff Geis, Tricia Mrzyglod, Garland Gills, Joanne Gills, Ralph Ivester, Terri Dustin,

3. Approval of the minutes from the last minutes conducted on December 12th, 2022, at 9:30am.

Motion to wave reading of minutes by director Dustin 2nd by Director Moore 5 ayes and 2 abstain motion carried.

Motion to accept the minutes by Director Moore 2nd by Director Smith 6 ayes 1 nay motion carried

4. Comment period

Five Members had comments, they were acknowledged and thanked by the board for their comments.

5. Treasurers report – Treasurer Keeney reviewed financials, taxes, Delinquencies and 2023 budget.

Reports sent in an earlier email to all members. Requested 2023 budget approval.

Motion to accept 2023 budget by director Moore 2nd by Director Sarmento all ayes motion carrier.

Director Sarmento suggested for secretary to send by email to all members a reminder of dues deadline by February 15th each year.

President Church stated plan to turn over 4 lots for collections to HOA Attorney. Fees would be \$500 + 25% of money collected and a \$56 filing fee for each lot. If not collected a non-expiring lean would be placed on the lot that would have to be satisfied prior to any sale of the lot.

Motion to approve up to \$800 over proposed legal budget for collections by director Dustin, 2nd by Director Moore. All ayes motion carried.

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6. Update on old business, other standing committee reports

a. ACC – Chairman Harvey reported 1 question submitted by Lot 61. Committee ruled that no approval was required and noted conversation in the ACC log for records.

b. Maintenance committee – Director Sarmiento reviewed current maintenance plans report attachment A:. Requested restart of electric service on or before April 15th.

Motion by Director Sarmiento 2nd by Director Moore requesting not to exceed \$200 for purchase of sealant for boat ramp crack repairs all ayes motion carried.

Director Sarmiento questioned official communications channel? Are messages sent to all board members being distributed to the directors?

c. Nominating Committee – Director Smith suggested notice to be sent 1st week of June, July and August soliciting volunteers for 3 Directors and 1 ACC positions. Also discussed if personal contact will be required. Deadline for applications will be August 15th. Director Smith thanked her committee members for their assistance.

7. President's report

a. September 9th, 2023, board meeting planned location (Heathsville United Methodist Church Fellowship Hall 39 Courthouse Road Heathsville VA 22473)

b. Spring cleanup May 6th, 2023 Budget for clean up is \$750

Director Sarmiento requested 3 teams

1. Pickup mulch prior to day of the event and manage distribution
2. Day of event coordinate spreading and workers
3. Food – spreadsheet and leader coordination

Director Sarmiento volunteered to purchase plastic re-usable plates for pot luck events Prior to cleanup day Crape myrtle trees need to be trimmed, suggested “adopt a tree” plan looking for member volunteers.

Motion to set the cleanup day for May 6th by Director Sarmiento, 2nd by Director Moore all ayes motion carried.

C. Annual Meeting – October 14th at 2PM (proposed) at The Meeting House at the Tavern, Heathsville VA

Motion by Director Sarmiento 2nd by Director Keeney to approve date, time, location and fee (\$200) for annual meeting. All ayes motion carries.

8. New business

Revision of bylaws – President Church reviewed suggestions and fees provided by HOA Attorney \$750 for revision suggestions and \$350 to Attend meeting to review with Directors.

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Motion by Director Dustin, 2nd by VP Marshall to approve an additional \$600 above budget for legal fees.

Discussion by Director Bulger about need for attorney to provide revision suggestions. Stated that there was enough talent on board to make revision suggestions ourselves.

Motion by Director Moore, 2nd by VP Ticer to end discussion. All ayes motion carried.

Vote on motion to approve additional \$600 above budget for legal. 4 ayes 2 nays motion carried.

9. Additional member comment period. **Motion** by VP Ticer 2nd by Director Sarmento all ayes motion carried.

Additional comments from three members were acknowledged and thanked by the board for their comments

10. Adjournment – **Motion** to adjourn by Director Moore, 2nd by Director Dustin all ayes meeting was adjourned at 11:35am

Submitted by

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Attachment A:

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BETZ LANDING HOA MAINTENANCE REPORT March 2023

Submitted by Cathy Sarmento Maintenance Chair

PROJECTS COMPLETED 2023

Well lid Painted and Sealed – Cathy

Large Intrusive bush @ boat ramp cut back: Thank: Garland Gills, Ralph Ivester, Mike & Cathy Sarmento,

Sign posted @ Boat Ramp: Pick up after your dog.



In Process UNCOMPLETED

Bathrooms/Power to be restarted/opened by April 15th

Correction of non-code plumbing issues still obtaining bids

Valve handles replacements (3)

Eviction of Fox underneath the pavilion

Cracks in boat ramp: Motion to purchase asphalt sealant not to exceed \$200

ROADS

Still obtaining bids for top seal/repairs: White Oak, Buoy & Highland.

Test patch repair of Aquaphalt on Highland – in progress holding up well * we may be able to use this to repair some of the thin patches* formulating cost analysis.

Recommendation to solicit residents with tractors & skills or obtain bids to remove excessive height of grass along roadways to allow for proper drainage and to meet VDOT standards/recommendations.

Community workday recommendations: May 6th established 8:30 meeting time and 1 pm meal

We NEED subcommittee chairs for: Food/setup-cleanup, work party assignments & Mulch pickup - Cathy/Matt?

Motion to purchase a different mulch, not to exceed \$600 as last years material was to fine and did not hold up. Arrange to have half delivered as bulk to front entry area and the remainders in bags.