

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 September 9th 2023 @ 9:36 am by President Church.

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 (absent)

David Dustin Director

Elaine Moore Director

Cathy Sarmento Director

Robert Silva Director

Nannette Smith Director

Guest: Matt Church, Teresa Neil, Mark Neil, Debbie Harvey, Tricia Mrzglod, Marshall Thielen, Jim Keeney

3. Approval of the minutes from the last minutes conducted on June 10th at 9:30am.

Motion: Director Moore to wave reading of minutes Second by Director Silva, Discussion: Director Sarmento to read action items (motions) Secretary Harvey read the motions from minutes, Director Sarmento claims motion to approve materials for boat ramp repairs is missing. Secretary Harvey will review notes and recording, and correct minutes as needed.

Motion: Director Smith to approve minutes with amendment to the motions. 6 yes, 2 abstain motion carried.

4. Member comment period: There were comments from Matt Church, Cathy Sarmento and Lauren Church ref to boat ramp restrooms.

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5. Treasurers report

Treasurer Keeney report is on the 1st page of the "Treasurers report 9-9-23docx.pdf" that was sent to all members prior to the meeting. Also in attachment B:

There was further discussion in reference to a bank CD expiring soon. **Motion:** Director Moore to renew CD at bank Second by Director Dustin 7 yes 1 opposed motion carried.

6. Update on old business, other standing committee reports

a. ACC: Acc chairman Harvey one request submitted from Cathy Sarmiento for constructing a dog pen the project was approved.

b. Maintenance committee: Maintenance Chairperson Sarmiento provided a report listed in Attachment A:

c. Nominating Committee: Director Smith passed out samples of the proposed ballot letters to be mailed shortly. She also reminded the board that at the December 2022 meeting there was a motion made and carried to maintain the current election process including the ballot letter format.

7. President's report

a. Reserve study review: after discussion President Church will update the reserve study.

b. Dry hydrant: from Chief Kyser the contractor is behind schedule but will install in the coming months.

8. New business?

Director Sarmiento brought up adopting best practices, after a long discussion there were no motions requested or adopted to change anything.

Director Sarmiento mentioned motions to be brought up at the annual meeting,

1. Amend the bylaws.
2. Directors and Officers have term limits.
3. No officer or Director from same family.

9. Adjournment

Motion: Director Sarmiento to adjourn the meeting Second by Director Keeney all ayes motion carried
The meeting was adjourned at 11:29am

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Attachment A:

BETZ LANDING HOA MAINTENANCE REPORT September 2023

Submitted by Cathy Sarmiento Maintenance Chair

PROJECTS COMPLETED 2023

Large logs removed from boat launch area

Crepe Myrtle trees trimmed – Thank you Matt Church, Mark Niel and others

Well lid Painted and Sealed

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

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

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

Bathrooms 2023 code changed to 432

In Process UNCOMPLETED

Valve handles replacements (3) & Correction of non-code plumbing issues still obtaining bids

Eviction of Ground Hog underneath the pavilion

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

ROADS

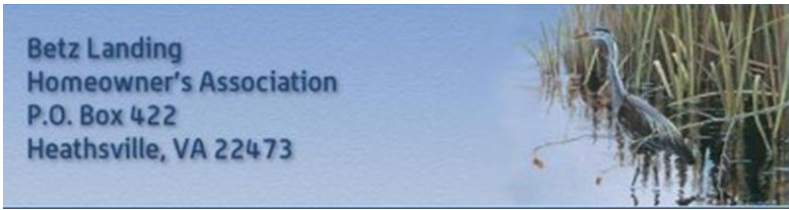
Still obtaining bids for top seal/repairs: White Oak, Buoy & Highland.

Request for Reserve Account Report to see line item budgets for remaining roads. \$1,000 annual stated value

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.

Revision 10/25/2021



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Attachment B:

BLHOA Board Meeting
Treasurer Report
9/9/23

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 8/31/23

Bank balances as of 8/31/23 are:

Primis Bank	\$ 9,317.31
CD (Primis)	\$ 6,692.66
Vanguard	<u>\$ 182,708.62</u>
Total	\$198,718.59

NOTES:

Comparison of budget to actual thru 8/31/23

- We have collected \$18,600 of the budgeted 2023 HOA dues of \$20,100, equaling to 92.5%
- We have paid expenses of \$13,632.79 of the budgeted amount of \$23,339, equaling to 58.4%
- All expenses received thru 8/31/23 have been paid in full.

- Estimated known expenses from 9/1/23 thru 12/31/23 are
 - Mowing est. 5 times x@ \$700 \$3,500
 - Capital Reserve 4 x \$371 \$1,484
 - Fiduciary bond \$ 325
 - Legal fixed fee for 23/24 \$ 500
 - Electric \$ 110

Estimated total known expenses thru 12/31/23 \$5,919

- Note, we have not had any expenses related to maintenance/repairs to the dock/ramp or restroom facilities this year, nor have we had storm damage. Let's keep our fingers crossed on these items.

DELINQUENCIES

- Collected outstanding dues for one lot owner for 2023, another lot owner for 2022 and 2023, totaling \$450 in collections.
- Total outstanding due is \$15,244.95 as of 8/31/23, including late fees
 - 7 lots owes for 2023 dues
 - 1 lots owes for 2022 and 2023 dues
 - 1 lot owes for 2020, 2021, 2022 and 2023
 - 1 lot owes for 2021 and prior years