



<http://betzlanding.org/>

Betzlanding@outlook.com

- 1. Meeting was called to order at 9:34 am 12/09/23 by President Church
- 2. Verification of Quorum. Secretary Harvey verified a quorum was present below.

In attendance were:

- Lauren Church President
- Debbie Harvey Vice President
- Donna Keeney Treasurer
- Jerry Harvey Secretary
- Kurt Bulger Director
- Ralph Ivester Director
- Elaine Moore Director
- Robert Silva Director
- Nannette Smith Director

Guest:

Stan Murphy	Matt Church	Tricia Mrzyglod	Dave Dustin
Terri Dustin			

- 3. Approval of the minutes from the last meeting conducted on 09/09/23.
Motion by Director Moore to wave reading of minutes and accept as written. Second by Director Harvey, all ayes motion carried.
- 4. Comment period for members: there were no comments.
- 5. Election of Officers:
Nomination to elect Director Church for President by Director Smith second by Director Harvey.
Director Church was elected to President.
Nomination to elect Director Harvey to Vice President by President Church. **Nomination** to elect Director Ivester to Vice President by Director Sarmiento second by Director Bulger. Requires a secret ballot vote of directors. Director Moore counted votes. 3 for Director Ivester and 6 for Director Harvey.
Director Harvey was elected to Vice President.
Nomination to elect Director Keeney for Treasurer by VP Harvey second by Director Moore. **Director Keeney was elected to Treasurer.**
Nomination to elect Member Harvey for Secretary by Director Smith second by Director Moore.
Member Harvey was elected to Secretary.
- 6. Treasurers report: Director Keeney
 2024 budget, treasurers report in attachment A:
Motion to approve the 2024 proposed budget by Director Harvey 2nd by Director Moore all ayes, motion carried.

Date 12/09/23

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Homeowner's Association
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7. Update on old business, other standing committee reports:

a. ACC: Chairman Harvey reviewed member request since last BOD meeting. there were 2 request from Geary Mathews and Phil Landrey. Both were discussed by the ACC committee and deemed to be maintenance not new construction. No approval was required.

b. Maintenance committee: Director Sarmento- No changes since last BOD meeting. Discussed lack of bids on repairing plumbing at boat ramp. Director Sarmento also stepped down as maintenance Chairperson.

President Church called for a **vote** to appoint Jim Keeney and Matt Church as Maintenance Co-chairs. **Director Harvey seconded that**, all ayes.

C. President Church turned meeting over to our Attorney Stan Murphy to review the proposed changes to our By-Laws document. Mr. Murphy reviewed all questions and suggestions from the board and will make corrections to the proposed changes and will re-submit to the board for approval.

8. New business: Dates for next year's 2024 BOD meetings

- March 9th
- June 8th
- September 14th
- December 14th

Motion to accept dates for 2024 BOD meeting Director Harvey 2nd by Director Moore ayes motion carries.

Motion to allow a 2nd member comments section by Director Moore 2nd by Director Sarmento all ayes motion carries.

9. Second member comments: Matt Church commented about communications to members. He stated that no member should state or imply that a communication is from the BOD if it is not.

Stan Murphy stated that a bylaw can be added that no member shall communicate with the membership written or electronic that the communication is on behalf of the BOD without signature by the secretary.

10. Adjournment: **Motion** to adjourn Director Moore 2nd by Director Bulger, all ayes the meeting was adjourned at 12:16

Date 12/09/23



Attachment A: Treasurers report

BLHOA Board Meeting
Treasurer Report
12/9/23

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 11/30/23

Bank balances as of 11/30/23 are:

Primis Bank	\$ 4,716.16
CD (Primis)	\$ 6,704.96
Vanguard	<u>\$ 187,884.91</u>
Total	\$199,306.03

NOTES:

Comparison of budget to actual thru 11/30/23

- We have collected \$19,350 of the budgeted 2023 HOA dues of \$20,100, equaling to 96.3%
- We have paid expenses of \$19,115.59 of the budgeted amount of \$23,339, equaling to 81.9%
- All expenses received thru 11/30/23 have been paid in full.
- Estimated known expenses from 12/1/23 thru 12/31/23 are:

Capital Reserve 1 x \$371	\$ 371
Legal fixed fee for 23/24	\$ 500
- Estimated total known expenses thru 12/31/23 \$ 871
- Cash in Primis is \$4,716.16 less estimated expenses of \$871 = \$3,845.16 estimated cash balance at 12/31/23.

DELINQUENCIES

- Since 9/30/23, I have collected outstanding 2023 dues and late fees of \$175.36
- Total outstanding dues are \$15,028.20 as of 11/30/23, including late fees
 - 3 lots owe for 2023 dues only
 - 1 lot owes for 2022 and 2023 dues
 - 1 lot owes for 2020, 2021, 2022 and 2023
 - 1 lot owes for 2021 and prior years

2024 PROPOSED BUDGET - Attached

Proposed Income	\$25,175
<u>Proposed Expenses</u>	<u>\$22,046</u>
Net Income	\$ 3,129

Note: Propose 2024 Capital Reserves to be funded by Vanguard Distributions

Date 12/09/23

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11:15 AM
 12/03/23
 Cash Basis

Betz Landing Homeowners Association
2024 Proposed Budget
 January through December 2024

	<u>Jan - Dec 24</u>
Ordinary Income/Expense	
Income	
BLHA Dues	
Year 2024 Dues	20,100.00
Total BLHA Dues	20,100.00
Primi (Sona) CD Interest	75.00
Vanguard Dividends	5,000.00
Total Income	25,175.00
Gross Profit	25,175.00
Expense	
Annual Meeting Expenses	200.00
Board Meeting Expenses	200.00
Insurance	
Fiduciary	315.00
Liability Insurance	204.00
Officers and Directors	1,047.00
Total Insurance	1,566.00
Landscape	
Arbor Day	750.00
Mowing	9,800.00
Storm Damage	2,000.00
Tree Trimming	500.00
Total Landscape	13,050.00
Licenses and Permits	115.00
Maintenance and Supplies	
Boat Storage Area	50.00
Dock and Ramp	750.00
Restroom Facilities	500.00
Roads	250.00
Total Maintenance and Supplies	1,550.00
Office Supplies/Printing	600.00
Postage and Delivery	
P.O. Box	70.00
Postage & Supplies	750.00
Total Postage and Delivery	820.00
Professional Fees	
Legal Fees	1,500.00
Total Professional Fees	1,500.00
Software	
Other Software	70.00
Web Hosting Software	275.00
Total Software	345.00
Taxes Federal	1,500.00
Taxes Virginia	300.00
Utilities	
Electric	300.00
Total Utilities	300.00
Total Expense	22,046.00
Net Ordinary Income	3,129.00
Net Income	3,129.00

Date 12/09/23