

<http://betzlanding.org/>

[Betzlanding@outlook.com](mailto:Betzlanding@outlook.com)

Meeting Location: Heathsville United Methodist Church Fellowship Hall  
39 Courthouse Rd, Heathsville Va 22473  
Meeting Date: March 9th, 2024

Meeting was called to order at 9:30am by President Church

1. Verification of Quorum. Secretary Harvey. 9 directors in attendance

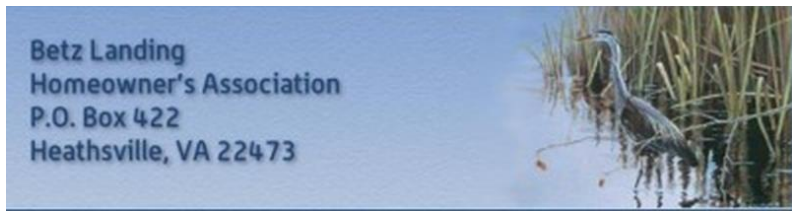
- In attendance were:  
 Lauren Church, President  
 Debbie Harvey, Vice President  
 Donna Keeney, Treasurer  
 Jerry Harvey, Secretary  
 Kurt Bulger, Director  
 Ralph Ivester, Director  
 Elaine Moore, Director  
 Cathy Sarmento, Director  
 Robert Silva, Director  
 Nannette Smith, Director

Guests:

Matt Church	Teresa Neil	Ted Jenkins
Jerry Jenkins	Tricia Mrzyglod	Dave Dustin
Terrie Dustin	Jeff Geiss	

2. Approval of the minutes from the last meeting conducted on 12/09/2023  
**Motion** to wave reading and approve 12/09/23 minutes as posted, by VP Harvey, 2<sup>nd</sup> by Director Bulger, all ayes; motion carried.
3. Comment period for members: no comments
4. Treasurer's report: Treasure Keeney read through the treasurer's report. Attachment A.
5. Update on old business, other standing committee reports:
- A. ACC: Jerry Harvey, 1 request for Lot 71 Dan and Nancy Roman for new house build. Request was approved by ACC committee.
  - B. Maintenance Committee: Co Chairman Matt Church delivered the Maintenance report, Attachment B:  
**Motion** to approve cost for plumbing repair (\$1500) of valves at boat ramp restrooms by Director Moore, 2<sup>nd</sup> by Director Sarmento, all ayes; motion carried.

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**Motion** to approve 5-year Lawn Service contract cost by VP Harvey, 2<sup>nd</sup> by Treasurer Keeney, Discussion from Director Bulger. 8 yes, 1 abstain, Director Bulger motion carries.

- C. Nominating Committee: Director Smith reported everything is on target for 1<sup>st</sup> mass email for volunteers.
- D. BOD approval of revised bylaws: Discussion from Director Sarmiento regarding page 11 electronic voting.

**Motion** to approve revised bylaws by Director Smith, 2<sup>nd</sup> by Director Moore, 8 yes, 1 no by Director Sarmiento; motion carried.

- E. Schedule date and time for membership to vote on revised bylaws: 30 day notice mailing required. Scheduled membership vote directly following June 8<sup>th</sup> BOD meeting.  
**Motion** to schedule special members meeting to revise BLHOA by-laws directly following the June 8<sup>th</sup> BOD meeting by VP Harvey, 2<sup>nd</sup> by Director Moore, all ayes; motion carried.
- F. BOD review of revised complaint procedure and complaint form prepared by HOA ,attorney:  
**Motion** to adapt new complaint procedures and form by Director Sarmiento, 2<sup>nd</sup> by Director Moore, all ayes; motion carried.

6. New business:

- A. Annual Meeting: Saturday October 19<sup>th</sup> at 2:30pm  
**Motion** to hold annual meeting on Saturday October 19<sup>th</sup> 2024 at 2:30 pm by Director Smith, 2<sup>nd</sup> by Director Moore, all ayes; motion carries.  
Location: The Meeting House at the Tavern, Heathsville VA
- B. Spring Cleanup: May 4<sup>th</sup> 8:30 – 12, Drinks and conversation 12-1, potluck lunch 1- 2:30. Volunteer signup sheet will be posted on the BLHOA website.  
**Motion** to hold Spring cleanup May 4<sup>th</sup> by Director Smith, 2<sup>nd</sup> by Director Sarmiento, all ayes; motion carries.

7. Second member comment session:

**Motion** to allow 2<sup>nd</sup> member comment session by Director Sarmiento, 2<sup>nd</sup> by Director Moore, all ayes; motion carries.

Comment from member regarding sexual offenders in area. President Church acknowledged the comment.

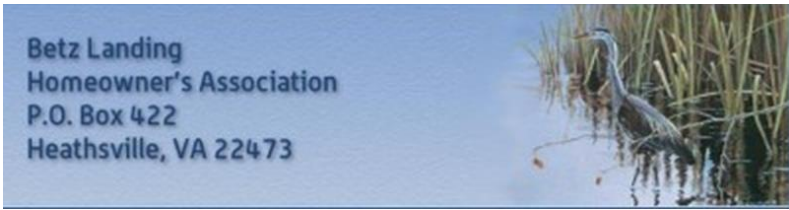
Additional comment thanking volunteer for clearing boat ramp area of overgrown brush.

- 8. Adjournment: Motion to adjourn meeting by Treasurer Keeney, 2<sup>nd</sup> by Director Moore, all ayes; motion carries, meeting was adjourned at 10:37am.

Submitted By

*Jerry Harvey*  
BLHOA Secretary

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Attachment A: Treasurers Report

**BLHOA Board Meeting Treasurer Report 3/9/24**

**FINANCIALS**

- All bank, cd and investment accounts are reconciled thru 2/29/24 Bank balances as of 2/29/24 are:

Primis Bank	\$ 15,895.43
CD (Primis)	\$ 6,759.21
Vanguard	<u>\$ 191,130.41</u>
<b>Total</b>	<b>\$213,785.05</b>

**2023 TAX RETURN STATUS**

- Federal and Virginia 2023 tax returns have been prepared and will be submitted before the 3/15/24 due date. The amount due for federal is \$1,585 and Virginia \$317. The amounts budgeted were \$1,500 for federal and

\$300 for Virginia.

**NOTES:**

Budget Comparison to actual thru 2/29/24

- We have collected \$12,956.25 of the budgeted 2024 HOA dues of \$20,100, equaling to 64.50%
- We have paid expenses of \$1,558.86 of the budgeted amount of \$22,046, equaling to 7.1%

Other Notes:

Vanguard dividends received Ytd is \$1,1202.50 equals to 24.1% of the total \$5,000 estimated for 2024.

Primis CD interest Ytd is \$54.25 equals to 72.3% of the total \$75 estimated for 2024. The increase in CD interest is due to getting 3.25% interest on the new CD expiring 10/4/24

**DELINQUENCIES**

- Collected \$150 in 2023 dues

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- Collected an additional \$900 in 2024 dues since 2/29/24
- Remaining 2024 unpaid dues are \$6,243.75 (41 lots) a reminder was emailed to those unpaid on 2/23/24 late fees/interest will be assessed shortly
- Total prior years outstanding dues are as of 2/29/24, including late fees
  - o 2 lots owe for 2023 dues only
  - o 1 lot owes for 2022 and 2023 dues
  - o 1 lot owes for 2020, 2021, 2022 and 2023
  - o 1 lot owes for 2021 and prior years

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Attachment B: Maintenance Report

## Maintenance Report – Matt Church/Jim Keeney

- Met with Previous maintenance chair, Cathy Sarmento, to transition requisite documents and processes.
- Cut up and removed fallen tree on Steamboat Lane near Buoy Drive.
- Replaced 5 missing boards on the community pier.
- Solicited mowing bids for Board of Directors review.
- Received quote for repair of water valves at community bathrooms.
- Began trimming and removing branch and limb overhang on Steamboat Lane.
  - The following neighbors volunteered their time, tools and vehicles/trailers. Can't thank them enough!
    - Dave Dustin, Garland Gills, Ralph Ivester and Mark Neal
- Also, a thank you to all of the neighbors who have offered their assistance with various community projects.

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