



<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: 06/08/2024

- 1. Meeting was called to order at 9:36am
- 2. Verification of Quorum. Yes by Secretary Harvey

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 Sarmiento Director  
 Robert Silva Director  
 Nannette Smith Director

Guest:

Teresa Neil	Mark Neil	Matt Church	Dave Dustin
Terrie Dustin	Janece Frye	Bill Kirby	Tricia Mrzycloed
Scott Laurer	Kim Laurer	Lien Groenwold	Don Roman
Nancy Roman	Bob Morgan	Annette Morgan	Ted Jenkins
Jerry Jenkins			

- 3. Approval of the minutes from the last meeting conducted on 03/09 2024.  
**Motion** to wave reading and approve minutes from March 9 2024 BOD meeting by Director Moore 2<sup>nd</sup> by VP Harvey, all ayes the motion carried.
- 4. Comment period for members: no comments.
- 5. Treasurers report: Provided by Treasurer Keeney see appendix A:
- 6. Update on old business, other standing committee reports:
  - A. ACC: provided by ACC Chairman Harvey  
 2/9/24 Lot 71 Dan and Nancy Roman, new house build approved  
 3/18/24 lot 132 Lewis Hand ne house build not approved, waiting on additional documents from homeowner.  
 05/21/24 Lot 25 Ralph Ferrell new storage shed approved.
  - B. Maintenance Committee: Matt Church and Jim Keeney see appendix B:
  - C. Nominating Committee: Director Smith, First mass email to go out in July with follow-up in August. Director Smith to provide email content to Secretary Harvey.

Date 06/08/24

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



<http://betzlanding.org/>

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

7. New business: no new business

**Motion** for 2<sup>nd</sup> comments section by Director Sarmento, 2<sup>nd</sup> by Director Keeney all ayes motion carries.

8. Second comments section: Member spoke about vegetation being planted on private property. Another comment about abandoned property in disarray.

Dry hydrant has been installed, President had heard from her insurance agent that fire department needs to update grid before insurance recognizes for savings, she will check with Chief Kiser.

A blocked culvert is causing problems when hard rains come through, they have requested county to clean out. Suggestions from other members were made to speed that process along.

9. Adjournment: Motion by Director Moore to adjourn 2<sup>nd</sup> by Director Keeney all ayes meeting was adjourned at 10:00am.

Minutes submitted by

*Jerry Harvey*

Secretary BLHOA

Date 06/08/24

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



<http://betzlanding.org/>

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

DRAFT

Date 06/08/24

**BLHOA Board Meeting  
Treasurer Report  
6/8/24**

**FINANCIALS**

- All bank, cd and investment accounts are reconciled thru 5/31/24

Bank balances as of 5/31/24 are:

Primis Bank	\$ 14,648.28
CD (Primis)	\$ 6,813.30
Vanguard	<u>\$ 192,528.33</u>
<b>Total</b>	<b>\$213,989.91</b>

**NOTES:**

Budget Comparison to actual thru 5/31/24

- We have collected \$17,850 of the budgeted 2024 HOA dues of \$20,100, equaling to 88.8%
- We have paid expenses of \$8,420.90 of the budgeted amount of \$22,046, equaling to 38.2%

**OTHER NOTES:**

- Vanguard dividends received Ytd is \$3,149.88 equals 63% of the total \$5,000 estimated for 2024.
- Primis CD interest Ytd is \$108.34 equals 144% 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
- Spring Cleanup (Arbor Day) – total cost for mulch was \$446.84 – much less than \$750 budgeted for cleanup
- Mailing of Bylaws Package – total cost for printing and mailing \$1,178.22
- Replacement supply of old line valves to the bath house – Estimate from contractor was \$1,500, but with the help of Matt Church and Jim Keeney prepping the site and covering, they saved us \$500.

**DELINQUENCIES**

- Collected \$150 in 2023 dues
- Collected an additional \$4,893.75 in 2024 dues since 3/1/24
- Remaining 2024 unpaid dues are \$2,250.00 (15 lots) a reminder was mailed to those unpaid again on 3/20/24
- Total prior years outstanding dues are as of 5/31/24, including late fees
  - 9 lots owe for only 2024 dues
  - 1 lot owes for 2023 and 2024 dues
  - 1 lot owes for 2022, 2023 and 2024 dues
  - 1 lot owes for 2020, 2021, 2022, 2023 and 2024 dues
  - 1 lot owes for 2024, 2023, 2021 and prior years

## Maintenance Report – Matt Church/Jim Keeney

- Spring Clean Up and Picnic
  - Great turn out! 30 members!
  - Spread 65 bags & 5 yards of bulk mulch
    - Consensus opinion - Need 7 yards of bulk
  - Cut back grasses and trimmed olive shrub at boat ramp and hauled away trimmings
  - A big thank you to all volunteers who braved the inclement weather
  - A special thanks to the following:
    - Dave Dustin, Jim Keeney, Ralph Ivester and Jerry Harvey who used their own vehicles & trailers to pick up and distribute mulch on Friday
    - Ralph Ivester for trimming overhang at the storage lot (before clean up day)
    - Elaine Moore for coordinating and contacting members regarding food & beverages for the picnic
    - To everyone who brought food & drink to the picnic
- Continued trimming of overhang on Steamboat Lane
  - Right side: completed - entrance to Highland Court
  - Left side: 3/4 complete - entrance to community pier
  - Will resume in the Fall during cooler weather
- Turned on water and cleaned community bathrooms
- Reattached vent cover in the women's bathroom
- Power washed pavilion & tables
- Cut back over growth between community pier and pavilion
- Water valves at the community bathrooms have been repaired!!
  - Digging the access hole in advance for the plumber lowered the repair cost by \$500
- Removed and replaced four rotted boards at the community pier
  - Thanks to Mark Neil for his help with this project
- Finally, a thank you to all of the neighbors who have offered their assistance with various community projects