



<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Northumberland Public Library, Heathsville VA

Meeting Date: Sept 14th 9:30 am

1. Meeting was called to order at 09:35am
2. Verification of Quorum.
 - In attendance were:
 - Lauren Church President
 - Debbie Harvey Vice President
 - Donna Keeney Treasurer
 - Jerry Harvey Secretary
 - Ralph Ivester Director
 - Elaine Moore Director
 - Nannette Smith Director
 - Guest: Matt Church, Tricia Mrzyglod, Bob Morgan
3. Approval of the minutes from the last meeting conducted on. **Approve as written.**
4. Comment period for members:

Tricia Mrzyglod stated that the short term rental policy is not in accordance with Northumberland County and asked what the charge would be if the policy had to be revised. President Church responded that the HOA attorney prepared the current policy, which is based on the BLHOA Covenants, at no additional charge over the annual representation fee.
5. Treasurers report: Treasurer Keeney see appendix A: Treasurers report was accepted as written.
6. Update on old business, other standing committee reports:
 - A. ACC: Jerry Harvey- **Accepted as reported**

05/15/24	Hand	295 Spinabor LN, 22473	132	yes	yes	new home	yes/07/14
06/26/24	Geis & Pirnat	673 Steamboat LN	108	yes	no	Boardwalk an observation deck	yes
08/01/24	Gills	799 Steamboat LN, 22473	100	yes	yes	storage shed	yes

 - B. Maintenance Committee: Matt Church- see appendix B: **Accepted as written.**
 - C. Nominating Committee: Director Smith- Ballot letters mailed 09/11/24. **Accepted as reported.**
7. Presidents Report: President Church- Reviewed reserve study for funding
8. New Business:

Treasurer Keeney- The reserve account is now being funded solely from the dividends being reinvested, which means that we have an additional \$4452.00 year to date in annual operating cash. Using this cash on legitimate HOA maintenance expense before end of year would reduce the HOA's income tax liability.

Motion to seek bids for resealing boat ramp driveway, replace fence in trailer storage lot,

Date 12/09/23

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replace gate to lot and tree removal by Director Keeney 2nd by VP Harvey. All ayes motion carried.

9. 2nd comment session by consensus.

Matt Church asked if the BOD was requesting that the Maintenance Co Chairs solicit bids for the above mentioned work. The BOD affirmed.

10. Adjournment: Meeting adjourned at 10:06 by consensus.

DRAFT

Date 12/09/23



Appendix A: Treasurers Report

BLHOA Board Meeting
Treasurer Report
9/14/24

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 8/31/24

Bank balances as of 8/31/24 are:

Primis Bank	\$ 10,113.90
CD (Primis)	\$ 6,867.83
Vanguard	\$ 198,810.47
Total	\$ 215,792.20

NOTES/OVERVIEW

Budget Comparison to actual thru 8/31/24

- We have collected \$18,150 of the budgeted 2024 HOA dues of \$20,100, equaling to 90.3%
- We have paid expenses of \$13,622.88 of the budgeted amount of \$22,046, equaling to 61.8%

Other Notes

- Vanguard dividends received Ytd is \$5,249 which is 105% of the total \$5,000 estimated for 2024.
- Vanguard is up from \$190,870.83 on 1/1/24 to \$198,810.47 on 8/31/24 (reinvesting dividends only) equals to a 9.6% increase.
- Primis CD interest Ytd is \$162.87 equals 217.2% 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 \$300 (2 lots) in 2024 dues since 6/8/24 board meeting
- Remaining 2024 unpaid dues are \$1,950 (13 lots)
- A reminder was mailed to those unpaid again on 8/19/24
- 3 delinquent lots were turned over to Stan Muphy for collection on 8/20/24- totaling \$16,046.98
 - One lot owner responded to Stan's suit package and said they will be paying **shortly**-they owe 22, 23, and 24, totaling \$663.38, which includes filing fees. Due to the lot owner's situation, Stan took it upon himself to kindly waive his collection fee to lot owner.
- Total prior years outstanding dues are as of 8/31/24, including late fees
 - 7 lots owe for only 2024 dues
 - 11 lot owes for 2023 and 2024 dues
 - 11 lot owes for 2022, 2023 and 2024 dues
 - 11 lot owes for 2020, 2021, 2022, 2023 and 2024 dues
 - 11 lot owes for 2024, 2023, 2021 and prior years

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Appendix B: Maintenance Report

September, 2024

Maintenance Report – Matt Church/Jim Keeney

- Repaired 3 large pot holes on Buoy Drive
 - Required 2 pails of Aquaphalt (1 legacy, 1 purchased)
- Cut up 3 small trees that fell parallel to Steamboat Lane after heavy rains in July
- Cut up large tree that fell across Rockfish Drive
- Removed fallen tree limbs at entrance
- Sprayed poison ivy at boat ramp entrance
- Sprayed grass in cracks at boat ramp drive
- We'll resume trimming of overhang on Steamboat Lane when cooler temps arrive
 - Volunteers are always welcome