



<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: The Meeting House at the Tavern 73 Monument Place Heathsville VA 22473

Meeting Date: October 12, 2024 @2:30pm

Meeting was called to order at 2:40pm by President Church

- A. Roll call and certification of proxies. Verification of quorum. Secretary Harvey verified 19 members on site and 39 by mail in proxy. Total 58
 - 1. In attendance were President Church, Secretary Harvey and special guest the association attorney Stan Murphy.
 - 2. Members in attendance: Dave and Terri Dustin, Sam and Janice Frye, Joe Thompson, Dr. Nannette Smith, Joesph and Alice Stevie, Jim and Donna Kenney, Debbie Harvey, Patricia Mrzyglod, Bob Silva, Marshall Ticer, Elaine Moore, Matt Church, Geary and Edna Mathews, William and Ellen Kirby, Lynn Gillikin, Donna Pirnat and Jeff Geis, Bob and Annett Morgan.
- B. Proof of notice of meeting: September 11, 2024, mailing Of ballots and notice
- C. Appointment of inspectors of elections: Director Smith, Dave Dustin, Alice Stevie, Ellen Kirby
- D. Ballots and proxies were collected and given to the inspectors of elections.
- E. Approval of the minutes from the last meeting held on June 8, 2024. **Approved as written.**
- F. Report of Board of Directors and Officers:
 - 1. President Church reported on the installation of the dry hydrant, two new houses under construction and that real estate sales and purchases are active. Report was **Approved as presented.**
 - 2. Treasurers report was presented by Treasurer Kenney. Report was **Approved as presented.** See appendix A:
- G. Reports of committees:
 - 1. ACC: Jerry Harvey reported 5 request for approvals for 2024 all were approved. The report was **Approved as reported.**

Date	Owner(s)	Address	Lot #	Plans	Plat	Project	Approved
02/07/24	Roman	P.O. Box 501, 22432	71	yes	yes	new home	yes
05/12/24	Ralph Ferrell	8995 River Crescent Suffolk	25/26/27	yes	yes	Clear trees and build shed	yes
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

- 2. Maintenance Committee: Jim Kenney and Matt Church. See appendix B: The maintenance report was **Approved as reported.**

- H. Owner Comment Period:
 - 1. Donna Kenney asked for status of bids for work to be done in 2024 to help reduce association taxes. Matt Church responded that the maintenance committee was still seeking bids for boat ramp re-sealing and removal of trees at storage lot as well as replacement of fencing at storage lot.

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2. Debbie Harvey questioned if we could invest the surplus funds back into Vanguard to reduce the taxes. The response was no.
 3. Matt Church asked if the covenants or fence height could be set aside for the fencing around the storage lot. Stan Murphy replied that there should be a way to do this and would research further.
- I. Unfinished business: there was none.
 - J. New business: The 2025 nominating committee was selected. Director Moore, Matt Church and Terri Dustin.
 - K. Owner comments:
 1. Donna Pirnat requested password for owners' section on Betz website. President Church responded that it would be added to the new owner welcome letter and sent to all members.
 2. There was a group discussion regarding the re-instatement of the association newsletter. Donna Pirnat responded she was willing to help with the creation of a newsletter about events in the association.
 - L. Report of elections and voting: Dave Dustin announced the new directors for 2025 would be Sam Frye, Elaine Moore and Bob Morgan. The new ACC member will be Lien Groenwold.
 - M. President Church thanked the outgoing directors and ACC member her thanks for their hard work.
 - N. Adjournment: The meeting was adjourned at 3:29 PM **by consensus**.

Respectfully Submitted,

Jerry Harvey

Secretary BLHOA

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Appendix A: Treasurers Report

BLHOA Board Meeting
Treasurer Report
10/12/24

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 9/30/24

Bank balances as of 9/30/24 are:

Primis Bank	\$ 8,910.84
CD (Primis)	\$ 6,867.83
Vanguard	<u>\$ 200,860.34</u>
Total	\$ 216,639.01

NOTES/OVERVIEW

Budget Comparison to actual thru 9/30/24

- We have collected \$18,600 of the budgeted 2024 HOA dues of \$20,100, equaling to 92.5%
- We have paid expenses of \$15,816.98 of the budgeted amount of \$22,046, equaling to 71.7%

Other Notes

- Vanguard dividends received thru 9/30 is \$5,959.43 which is 119.2% of the total \$5,000 estimated for 2024.
- Vanguard is up from \$190,870.83 on 1/1/24 to \$200,860.34 on 9/30/24 (reinvesting dividends only) equals to a 5.23% 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. The CD is being renewed on 10/5/24 for 3.25% for 12 months, which is the same as the prior year.

DELINQUENCIES

- Collected \$750 – 3 lots for 2024 and 1 lot for 2022 and 2023 dues since 9/14/24 board meeting
- Remaining 2024 unpaid dues are \$1,500 (10 lots)
- 3 delinquent lots were turned over to Stan Murphy for collection on 8/20/24 – totaling \$16,046.98
 - One lot owner responded to Stan's suit package and paid – they owed 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 9/30/24, including late fees**
 - 6 lots owe for only 2024 dues
 - 1 lot owes for 2023 and 2024 dues
 - 1 lot owes for 2020, 2021, 2022, 2023 and 2024 dues
 - 2 lots (1 owner) owe for 2024, 2021 and prior years

Prepared: Donna Keeney, Treasurer
10/2/24

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Appendix B: Maintenance Report

Annual Meeting, 2024

Annual Maintenance Report – Matt Church/Jim Keeney

- Spring Clean Up
 - 30 members volunteered
 - Spread 65 bags & 5 yards of bulk mulch
 - Grass and shrub trimming
- Trimming of overhang on Steamboat Lane
 - Right side: completed - entrance to Highland Court
 - Left side: 3/4 complete - entrance to community pier
- Cleaned and opened community bathrooms
- Reattached vent cover in the women's bathroom
- Power washed pavilion & tables
- Water valves at the community bathrooms were repaired
 - Digging the access hole in advance for the plumber lowered the repair cost by \$500
- Cut up and removed a total of 5 fallen trees (2 Rockfish, 3 Steamboat)
- Removed/replaced 10 boards at the community pier
- Repaired 3 large pot holes on Buoy Drive
- Community bathrooms will be closed and winterized soon
- A big thank you to all of the neighbors who have volunteered their time, tools and equipment with various community projects

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