

<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Northumberland Library Heathsville, VA

Meeting Date: 12/14/2024

1. Meeting was called to order at 9:37 by President Church
2. Verification of Quorum : Secretary Harvey verified

In attendance were:

			Present
President	Lauren	Church	Yes
Vice President	Bob	Morgan	Yes
Secretary	Jerry	Harvey	Yes
Treasurer	Donna	Keeney	Yes
Director	Kurt	Bulger	Yes
Director	Sam	Frye	Yes
Director	Debbie	Harvey	Yes
Director	Ralph	Ivester	Yes
Director	Elaine	Moore	Yes
Director	Nannette	Smith	Yes
Maintenance Chair	Co-chairs Matt Church and Jim Keeney		
ACC Chair	Mark	Neil	No
ACC	Lien	Groenwold	No
ACC	Phil	Landry	No

Guest: Matt Church, Terrie and Dave Dustin and Janice Frye

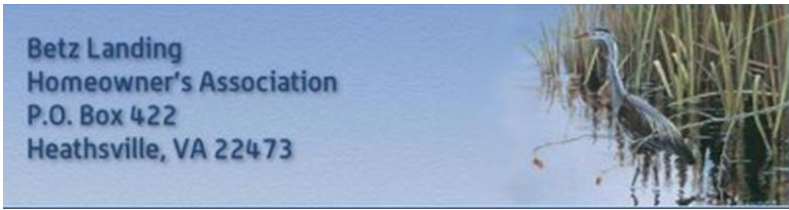
3. Approval of the Special Meeting Minutes from the last BOD meeting conducted on Oct 27, 2024
Approved by Consensus.
4. Comment period for members: No comments
5. Election of new Board Officers by Directors:
 - a. President – Lauren Church
 - b. Vice President – Bob Morgan
 - c. Treasurer – Donna Keeney
 - d. Secretary – Jerry Harvey

BOD authorization and appointment of Maintenance Committee for 2025. Co-Chairs Matt Church and Jim Keeney. Additional Committee Members Ralph Ivester and Dave Dustin.

Approved by Consensus.

6. Treasurers report: See Appendix A:

Next Board of Directors Meeting March 8th @ 9:30AM
Location: Heathsville United Methodist Church Fellowship Hall



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Motion to approve 2025 budget by Director Harvey, 2nd by Director Smith. All ayes motion carried.

- 7. Update on old business, other standing committee reports:
 - a. ACC : Jerry Harvey

Date	Member	Address	Lot	Plans	Plat	Project	Approved
10/18/24	Bulger		124	Yes	Yes	Pre- fabricated shed, siding T11 covered gray on concrete slab	yes

b: Maintenance Committee: Matt Church See Appendix B:
 Matt explained to new directors the reasons for tree removal and fence repairs and landscaping at trailer lot. Will replace gate at trailer lot as well. Additional members volunteered to assist with maintenance projects.

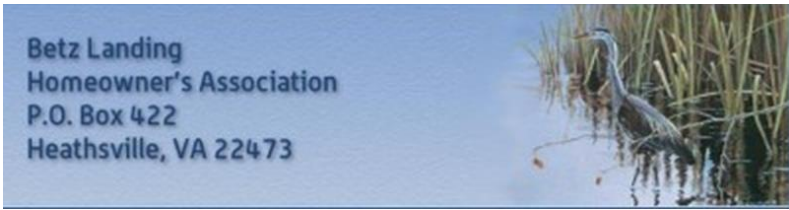
- 8. New business:
 - a. Discussion of HOA BOI reporting requirements under the Corporate Transparency Act. Treasurer Keeney and President Church will file report to ensure HOA compliance.
 - b. Request was made to add reminder to website that “A late fee will be added to annual dues after March 1st of \$25 and 10% annual interest on unpaid balance”.
- 9. Additional Member Comment Period Approved by Consensus.:
 - a. Member suggested that BOD should consider removal of tree overhanging at boat storage lot. If tree is not on HOA property, that would require permission from lot owner.
 - b. Members commented that a newsletter would be redundant information. “We don’t need 2 sources of truth”
 - c. Matt Church resigned from Nominating Committee
- 10. Adjournment: Motion was made by Director Moore to adjourn the meeting and 2nd by Director Harvey. All ayes motion carried. The meeting adjourned at 10:34 am.

Respectfully submitted,

Jerry Harvey

Secretary BLHOA

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Appendix A: Treasurers Report

BLHOA Board Meeting
Treasurer Report
12/14/24

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 11/30/24

Bank balances as of 11/30/24 are:

Primis Bank	\$ 6,148.36
CD (Primis)	\$ 6,923.40
Vanguard	<u>\$ 200,574.64</u>
Total	\$ 213,646.40

NOTES/OVERVIEW

Budget Comparison to actual thru 11/30/24

- We have collected \$18,900.00 of the budgeted 2024 HOA dues of \$20,100, equaling to 94%
- We have paid expenses of \$18,944.62 of the budgeted amount of \$22,046, equaling 85.9%

Other Notes

- Vanguard dividends received thru 11/30 is \$7,398.50 which is 148% of the total \$5,000 estimated for 2024.
- Vanguard is up from \$190,870.83 on 1/1/24 to \$200,574.64 on 11/30/24 (reinvesting dividends only) equals to a 5.1% increase.
- Primis CD interest Ytd is \$218.44 equals 291.3% 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. The CD was renewed on 10/5/24 for the same 2024 rate of 3.25% for 12 months.

DELINQUENCIES

- Collected \$300.00 – 2 lots for 2024.dues since 10/12/24 board meeting
- Remaining 2024 unpaid dues is \$1,200 (8 lots)
- 1 remaining collections case was continued until January 27, 2025

- **Total prior years outstanding dues are as of 11/30/24, including late fees**
 - 4 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 and prior years

Prepared: Donna Keeney, Treasurer
12/4/24

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



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Appendix B: Maintenance Report

December 2024

Maintenance Report – Matt Church/Jim Keeney

- Awarded bid for seal coating of boat ramp driveway
 - Seal coating has been completed
- Awarded bid for tree removal and stump grinding at boat yard
 - Scheduled completion prior to year end
- Closed and winterized community restrooms
- Purchased lumber and hardware for temporary fence at boat yard
 - Will begin project after tree removal
- Began bid solicitation for vinyl fence replacement at boat yard
- Continued trimming of overhang on Steamboat Lane

OK

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