



<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Heathsville United Methodist Church Fellowship Hall

Meeting Date: March 08, 2025

1. Meeting was called to order at 9;30am by President Church
2. Verification of Quorum: Secretary Harvey verified

In attendance were:

| | | | Present |
|----------------|----------|---------|---------|
| President | Lauren | Church | Y |
| Vice President | Bob | Morgan | Y |
| Secretary | Jerry | Harvey | Y |
| Treasurer | Donna | Keeney | Y |
| Director | Kurt | Bulger | Y |
| Director | Sam | Frye | Y |
| Director | Debbie | Harvey | Y |
| Director | Ralph | Ivester | Y |
| Director | Elaine | Moore | Y |
| Director | Nannette | Smith | Y |

Guest: Mark and Teresa Neil, Matt Church, Lien Groenwold, Jim Keeney, Teri and Dave Dustin

3. Approval of the Meeting Minutes from the last BOD meeting conducted on 12/14/2024.
Approved by Consensus.
4. Comment period for members: no comments.
5. Treasurers report: Treasurer Keeney See Appendix A:
6. Update on old business, other standing committee reports:
 - a. ACC Chair: Mark Neil – no new submissions since last meeting
 - b. Maintenance Committee: Matt Church, Jim Keeney See Appendix B:
 - a. Matt requested permission to clean and organize storage shed
 - b. **Motion** to approve cleanup of storage shed by Director Bulger 2nd by Director Morgan all ayes motion carried.
 - c. Matt presented 3 bids for to replace fence at storage lot. The lowest bid was from Deck World for \$4190.
 - d. **Motion** to accept Deck Bid to replace fence at storage lot for \$4190 by Director Morgan 2nd by Director Moore all Ayes motion carries.
 - e. Matt recommended to have trailer storage lot surveyed at a cost of \$1200.
 - f. **Motion** to have trailer storage lot surveyed at a cost not to exceed \$1200 by Director Harvey 2nd by Director Keeney all ayes motion carried.
 - g. Matt recommended placing a plastic chain across boat ramp entrance with signage saying members only.

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- h. **Motion** by Director Harvey to place plastic reflective chain with streamers across boat ramp entrance 2nd by Director Moore 7 ayes 2 opposed motion carried.
- i. Matt recommended planting of "The Virginia Tree" 14 for \$1050 plus fill dirt for \$500. Dave Dustin to assist with tractor for planting.
- j. **Motion** by Director Harvey to purchase 14 "The Virginia Trees" plus fill dirt not to exceed \$1500 2nd by Director Morgan all ayes motion carried.
- k. **Motion** by Director Morgan to amend boat storage area maintenance budget. Increase by \$4000 to a total of \$7500 for 2025. 2nd by Director Harvey all ayes motion carried.
- c. Nominating Committee: Director Moore Chair, Teresa Neal (appointed today), Teri Dustin

7. New business:

- a. Spring Cleanup budget \$760 to be held on May 3rd by consensus.
- b. Date for 2025 Annual Meeting of the Members October 11th, 2025, at 2:00pm by consensus. Fee now \$250

8. Additional Member Comment Period Approved by Consensus.

- a. Question about additional options for investments other than Vanguard, was discussed and determined Vanguard was still the safest and most profitable investment option.

9. Adjournment: **Motion** to adjourn by Director Frye 2nd by Director Moore all ayes motion carried.

Respectfully submitted,

Jerry Harvey

Secretary BLHOA

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Appendix A: Financial Report

BLHOA Board Meeting Treasurer Report 3/8/25

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 2/28/25

Bank balances as of 2/28/25 are:

| | |
|--------------|----------------------|
| Primis Bank | \$ 25,448.02 |
| CD (Primis) | \$ 6,979.42 |
| Vanguard | <u>\$ 203,190.99</u> |
| Total | \$ 235,618.43 |

NOTES/OVERVIEW

Budget Comparison to actual thru 2/28/25

- We have collected \$15,309.72 of the budgeted 2025 HOA dues of \$20,100, equaling to 76.2%
- We have paid expenses of \$2,203.85 of the budgeted amount of \$24,985, equaling 8.8%

Other Notes

- Vanguard dividends received thru 2/28 is \$1,203.77 which is 24% of the total \$5,000 estimated for 2025.
- Primis CD interest Ytd is \$56.02 equals 28% of the total \$200 estimated for 2025.

DELINQUENCIES

- Collected \$450 – 3 lots for 2024 dues since 12/9/24 board meeting
- Remaining 2024 unpaid dues is \$750 (5 lots)
- Judgement against lot that owed for 2024 and previous years' was awarded to BLHOA for outstanding dues, interest, late fees and attorney fees. Total collected \$12,342, which included \$2,574 in attorneys/filing fees. Lot owner has paid in full and is current with 2025 dues paid.
- Total prior years outstanding dues are as of 2/28/25, including late fees
 - 3 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

Prepared: Donna Keeney, Treasurer
3/1/25

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Appendix B: Maintenance Report

March 2025

Maintenance Report – Matt Church/Jim Keeney

- Tree removal and stump grinding at the boat yard has been completed
- The temporary fence at the boat yard has been completed
 - Old boards cut up and hauled away
- Started organizing and cleaning the community storage shed
 - Properly disposed of used motor oil and antifreeze