

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

<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Northumberland County Public Library

Meeting Date: June 14, 2025

1. Meeting was called to order at 9:32am by President Church
2. Verification of Quorum: Acting Secretary Neil verified

In attendance were:

			Present	
President	Lauren	Church	Y	
Vice President	Bob	Morgan	Y	
Acting Secretary	Teresa	Neil		Y
Treasurer	Donna	Keeney	Y	
Director	Kurt	Bulger	Y	
Director	Sam	Frye	Y	
Director	Ralph	Ivester		Y
Director	Elaine	Moore	Y	
Director	Nannette	Smith	Y	

Guest: Mark Neil, Matt Church, Lien Groenwold, Terrie and Dave Dustin, Janice Frye, Tricia Mrzyglod and Nancy Roman.

3. Approval of the Meeting Minutes from the last BOD meeting conducted on 3/8/25, following a correction of the spelling of Mark and Teresa Neils name, were **Approved by Consensus**.
4. Comment period for members:

There was a question concerning the attorney fees on the financial statement. The response was the fees reflect \$600.00 annual representation fee, \$3085 for delinquent collections less \$2574 paid by defendant per judgement. Total fees YTD is \$1111.00.

It was mentioned that a lot was not being Mowed. President will try to contact owner.

A realtor put a sign on lot 12 advertising it is for sale. Bob will call the realtor and let him know what our rules are concerning signage.

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5. Treasurers report: Treasurer Keeney See Appendix A. Treasurer to correct annual budget for Boat Storage Maintenance that was increased to \$7500 at March 2025 BOD meeting: **Approved by Consensus.**
6. Update on old business, other standing committee reports:
 - a. ACC Committee: Mark Neil reported new requests. See Appendix B
 - b. Maintenance Committee: Matt Church. See Appendix C. New fence at Boat Storage installed 06/13/25. Requested approval to purchase Aquaphalt for potholes on private roads. Motion to increase the Road Maintenance budget from \$250 to \$750 by Bob Morgan, 2nd Sam Frye. Bob then Amended motion to change the budget to a total of \$1000, 2nd Sam Frye. **Approved unanimously.**

It was suggested that we have our cleanup day in April. Lauren responded that the board will investigate that for next year.
 - c. Nominating Committee: Director Moore reported that a member outreach letter has been prepared and will be sent to the membership in June & July with a deadline for candidate submission of August 15, 2025.
7. New Business
 - a. We need a new IT person. Dave Dustin volunteered to look at what needs to be done with Lauren. We have BLHOA Secretary laptop and passwords.
 - b. Per Section 15 of Bylaws the BOD may but is not required to appoint a person to complete the remaining term of director Debbie Harvey (Exp. 12/26). It is not filled *by* an election of the members.
 - c. The secretary will be selected by the board. Suggestions for these positions can be sent to President.
 - d. Additional member comment time was **Approved by Consensus.**
 - e. Anyone wishing to donate to the American Cancer Society in honor of Jerry and Debby Harvey, there are several different ways to donate on the American Cancer Society website through Google.
8. Adjournment: **Motion** to adjourn by Treasurer Keeney 2nd by Director Frye. All ayes motion carried. Meeting adjourned 10:24 am.

Respectfully Submitted,

Teresa Neil

Acting Secretary BLHOA

Appendix A

BLHOA Board Meeting Treasurer Report 6/14/25

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 5/31/25

Bank balances as of 5/31/25 are:

Primis Bank	\$ 20,560.25
CD (Primis)	\$ 7,034.66
Vanguard	<u>\$ 206,330.62</u>
Total	\$ 233,925.53

NOTES/OVERVIEW

Budget Comparison to actual thru 5/31/25

- We have collected \$18,450.00 of the budgeted 2025 HOA dues of \$20,100, equaling to 91.8%
- We have paid expenses of \$10,679.05 of the budgeted amount of \$24,985, equaling 42.7%

Other Notes

- Vanguard dividends received thru 5/31 are \$3,558.95 which is 71.2% of the total \$5,000 estimated for 2025.
- Primis CD interest Ytd is \$111.26 equals 55.6% of the total \$200 estimated for 2025.

DELINQUENCIES

- Collected \$3,000 – 20 lots for 2025 dues since 2/28/25 board meeting
- Total prior years outstanding dues are as of 5/31/25/25, including late fees \$4,100.12
 - 6 lots owe for 2025 dues
 - 3 lots owe for 2024 and 2025 dues
 - 1 lot owes for 2023 thru 2025 dues
 - 1 lot owes for 2020 thru 2025 dues

Prepared: Donna Keeney, Treasurer
6/14/25

Appendix B

BETZ LANDING ARCHITECTURAL CONTROL COMMITTEE REPORT FOR JUNE 2025 BOARD OF DIRECTORS MEETING

The following applications and actions were received and taken by the Architectural Control Committee for the time period since last meeting of Board, March 8, 2025:

- Lot 117: Application of Justin Walker submitted in person March 28, 2025 for the construction of a handicap entrance ramp APPROVED and lot owner notified by email
-
- Lot 84: Application of Frank and Kay Klein submitted via USPS March 27, 2028 and received thereafter from Treasurer for the construction of a residential structure on the lot APPROVED and lot owner notified by email
-

Submitted by:
Mark M. Neil
Chair, Architectural Control Committee
June 5, 2025

Appendix C

Maintenance Report – Matt Church/Jim Keeney

- Spring Clean-up and Picnic 2025
 - 14 members participated in the workday
 - Mulch - 65 bags and 6 yards of bulk
 - Thanks to all the workers and those who provided food and drink for the picnic
- Storage lot survey has been completed
 - Fence contractor waiting for material
 - Dave and Terrie Dustin have donated replacement gates to be installed by the fence contractor
- Plastic chain and new signage have been installed at the boat ramp
- Opened and cleaned community restrooms
 - Water line leak repaired (Jim Keeney)
- Pavillion cleaned
- “Virginian” arborvitaes have been planted at the storage lot
 - Trees were picked up at Gloucester Point (Ralph Ivester)
 - Planted Trees (Dave Dustin, Ralph and Cindy Ivester)
 - Watering is on going
- Highland Court road maintenance (recommended by VDOT)
 - Road edges were scraped and raked to promote drainage (Dave Dustin)
 - Vegetation has been sprayed with herbicide

Many thanks to the following who provided their personal equipment that made many of the above actions possible:

Dave Dustin – Tractor (digging for tree planting and scraper), Trailer

Ralph Ivester – Trailer

Jerry Harvey – Trailer

Jim Keeney – Trailer