

<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Heathsville United Methodist Church Fellowship Hall

Meeting Date: September 13, 2025

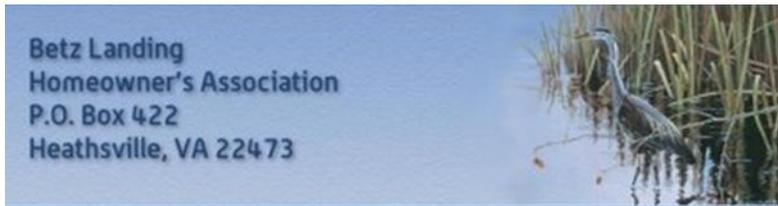
1. Meeting was called to order at 9:35am by President Church
2. Amend agenda for formal appointment of Secretary
 - a. Approved by **consensus** BOD unanimously appointed Alicia Johnson as Secretary
 - b. Verification of Quorum: Secretary Johnson verified

In attendance were:

			Present
President	Lauren	Church	Y
Vice President	Bob	Morgan	Y
Secretary	Alicia	Johnson	Y
Treasurer	Donna	Keeney	Y
Director	Kurt	Bulger	N
Director	Sam	Frye	Y
Director	Ralph	Ivester	N
Director	Elaine	Moore	Y
Director	Nannette	Smith	Y

Guest: Matt Church; Mark & Teresa Neil; Janice Frye; Charles & Patricia Bittenbring; Dave & Terrie Dustin

3. Approval of the Meeting Minutes from the last BOD meeting conducted on 03/08/2025.
Motion to Accept- Director Frye; **2nd**-Director Smith; passed unanimously
4. Comment period for members: no comments.
5. Treasurers report: Treasurer Keeney See Appendix A:
 - a. Treasurer requested partial reimbursement for software used in accounting; \$200 per year to begin 1/1/2026
 - i. **Motion** to approve: Elaine Moore; **2nd** Bob Morgan; 5 Ayes;1 abstain
6. Update on old business, other standing committee reports:
 - a. ACC Chair: Mark Neil – See appendix B
 - b. Maintenance Committee: Matt Church, Jim Keeney See Appendix C:
 1. Matt -plans to step down at end of term: December 31, 2025
 2. Matt requested removal of trees in storage lot-\$2,000 needed; budget would require additional \$1,100. Goal is to complete by end of year.
 - i. **Motion** to approve budget increase Bob Morgan; **2nd** Sam Frye; passed unanimously



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3. Matt discussed need to increase road maintenance budget; reserve study 2026 to help determine road resurfacing needs/costs
- c. Nominating Committee: Director Moore Chair, Teresa Neal (appointed today), Teri Dustin
 1. Ballots have been mailed September 10, 2025
7. President's Report: Lauren Church
 - a. Reserve Study Review See Appendix D
 - b. Will need to look for volunteers in December for the Reserve Study (required every 5 years)
8. New Business
 - a. HOA Board Training opportunity through HOA Attorney \$250 total
 - i. Available to all board members and all HOA members. Passed Unanimously
 - ii. **Motion** to approve Director Smith 2nd Director Moore, President Church will setup with Attorney Stan Murphy.
 - b. New opportunities for recruiting volunteers
 - i. Research cost of potential meal at 2026 Annual Meeting
 - ii. Tabled until December Meeting
9. Additional Member Comment Period Approved by **Consensus**.
 - a. Can Reserves be used for repairs? Yes, if used for common area items included in reserve study; Confirmed with HOA attorney
 - b. BOA should consider increase of private road maintenance in reserve study
 - c. Opportunities for learning at local library
10. Adjournment: **Motion** to adjourn by V.P. Morgan 2nd by Director Moore all ayes motion carried.
 - a. Meeting adjourned at 10:24 am

Respectfully submitted,

Alicia H. Johnson

Secretary BLHOA

**BLHOA Board Meeting
Treasurer Report
9/13/25**

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 8/31/25

Bank balances as of 8/31/25 are:

Primis Bank	\$ 12,494.23
CD (Primis)	\$ 7,090.96
Vanguard	<u>\$ 210,381.35</u>
Total	\$ 229,966.54

NOTES/OVERVIEW**Budget Comparison to actual thru 8/31/25**

- We have collected \$18,600.00 of the budgeted 2025 HOA dues of \$20,100, equaling to 92.5%
- We have paid expenses of \$19,100.38 of the budgeted amount of \$29,735, equaling 64.2%

Other Notes

- Vanguard dividends received thru 8/31 are \$6,016.94 which is 120.3% of the total \$5,000 estimated for 2025.
- Primis CD interest Ytd is \$167.56 equals 83.8% of the total \$200 estimated for 2025.
- Per 6/14/25 meeting – increased boat storage lot budget to \$7,500 to include fence; increased road maintenance to \$1,000 to include additional road maintenance; removed sprayer from balance sheet.

DELINQUENCIES

- Collected \$150 – 1 lot for 2025 dues since 6/14/25 board meeting
- Mailed out past due statements to delinquencies again on 9/2/25
- **Total prior years outstanding dues are as of 8/31/25, including late fees \$3,907.83**
 - 5 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

BETZ LANDING
ARCHITECTURAL CONTROL COMMITTEE
REPORT FOR SEPTEMBER 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, June, 2025:

- Lot 117 (Walker) Application for construction of carport; application subsequently withdrawn and no action taken. Application fee refunded
- Lot 132 (Hand) Application for placement of pre-built storage shed; application APPROVED and lot owners notified by email.

Committee member Phil Landry resigned as a member of the Committee. Bob Morgan designated by President of the HOA Board to fill the remainder of his unexpired term (end of current year).

No further action by Committee

Submitted by:
Mark M. Neil
Chair, Architectural Control Committee
August 21, 2025

Maintenance Report – Matt Church/Jim Keeney

- Replaced three boards on the community pier
- Cut up and removed 2 fallen trees on Steamboat Lane (June storms)
- Put PVC pipe and rebar for boundary markers at storage lot
- Highland Court maintenance has been completed to VDOT's recommendations
 - Road edges were scraped and raked to promote drainage (May – Thank you Dave Dustin!!)
 - Vegetation was sprayed with herbicide (May, June and July)
 - Potholes were filled with Aquaphalt (June/July)
- Ant infestation at storage lot entrance
 - Ants have been eradicated or at least encouraged to relocate
- “Virginian” arborvitaes at the storage lot have been routinely watered (showing new growth)
 - Herbicide sprayed on weeds around fence and tree beds

BETZ LANDING HOME OWNER'S ASSOCIATION

PO BOX 422

HEATHSVILLE, VA 22473

ANALYSIS OF RESERVE REQUIREMENTS-SEPT 2024

The purpose of the reserves is to ensure that funds are available for various purposes as outlined below:

1. To replace current capital assets of the Association when the asset reaches the end of its useful life.
2. To set aside funds for the maintenance of private roads in Betz Landing until they are ready to be turned over to VDOT for acceptance of the roads into the State system.
3. A contingency or general reserve fund for unexpected opportunities or problems.

This analysis addresses each of these reserves to clarify the intent and use of the reserve and to determine the annual amount that should be put into each reserve.

1. CAPITAL ASSET REPLACEMENT

The attached Worksheet lists each asset's estimated replacement amount and estimated replacement year. These estimates are based on previous Reserve Studies, HOA Maintenance Records, the experience of the various members of the Board of Directors and conversations with licensed contractors. The Reserve Balance on the Worksheet reflects an estimated annual Reserve Contribution of \$5000.00. The Capital Reserves will be funded by the dividends earned on the Vanguard Investment Account.

It should be recognized that these data are estimates and subject to variations and uncertainties. This Worksheet should be reviewed annually and updated at the time the Annual Budget is prepared.

2. ANTICIPATED OUTLAYS FOR ROADS

There are currently 3 private roads in Betz Landing that the HOA is responsible for maintaining: Buoy Drive, Highlands Road and White Oak.

Currently Northumberland County has a Surety Bond from Blue Green in the amount of \$130000.00 that is intended to cover the costs of upgrading these roads to VDOT standards prior to acceptance into the State system. A road must have 3 homes before VDOT will accept responsibility for maintenance.

Based on this information and HOA Maintenance Records, \$1000.00 per year for road maintenance has been included in this reserve study.

The Surety Bond should be verified annually by the Board of Directors.

3. UNANTICIPATED EXPENDITURES-CONTINGENCY

There is currently \$6868.00 in an interest bearing CD for unanticipated expenditures.

RESERVE STUDY WORK SHEET - SEPTEMBER 2024					
	<u>Year</u>				
	2021	2022	2023	2024	2025
<u>Asset</u>					
<i>List remaining useful life and place entire inflation adjusted replacement amount in the anticipated replacement year using columns to the right.</i>					
ENTRANCE FENCE					
ENTRANCE BRICKWORK					
BOAT PARKING SURFACE					
BOAT PARKING FENCE					
BOAT DOCK					
PICNIC PAVILLION					
BOAT RAMP (CONCRETE PAD)					8977
BOAT DOCK DRIVEWAY					
REST ROOM FACILITIES					17955
WELL					
SEPTIC SYSTEM					
SHED					10816
PRIVATE ROADS MAINTENANCE					3000
Total Projected Replacement/Repair Costs for Each Year (adjusted for 4% annual inflation)					40748
Current Reserve Balance Plus Total Projected Reserve Contribution at Current Rate	182589	174131	182521	200860	205860
Difference, Reflecting Overfunding or Underfunding	182589	174131	182521	200860	165112
(Reserved for funding model adjustment, if needed)					

