

<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Northumberland Public Library, Heathsville

Meeting Date: 12/13/2025

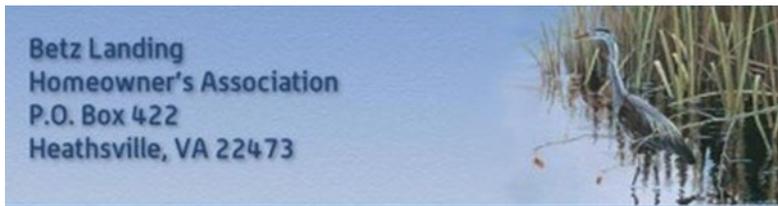
1. Meeting was called to order at 9:34 am by Vice President Morgan
2. Verification of Quorum: Secretary Johnson verified

In attendance were:

			Present
President	Bob	Morgan	Y
Vice President	Ralph	Ivester	Y
Secretary	Alicia	Johnson	Y
Treasurer	Donna	Keeney	Y
Director	Matt	Church	Y
Director	Sam	Frye	Y
Director	Dave	Dustin	Y
Director	Elaine	Moore	Y
Director	Nannette	Smith	N
Director	Vacant		

Guests: Lauren Church; Janice Frye; Charles & Patricia Bittenbring; Terrie Dustin; Debbie Langford; Lien Groenwold

3. Approval of the Meeting Minutes from the last BOD meeting conducted on 09/13/2025.
Approved by Consensus
4. Comment period for members:
 - a. The board are the clients of the lawyer
 - b. Members unhappy with new tax assessments; encouraged to file appeal as constituents; unfortunately, the board has no power to change this
5. Election of new Board Officers: **All approved by Consensus**
 - a. President (Bob Morgan)
 - b. Vice President (Ralph Ivester)
 - c. Secretary (Alicia Johnson)
 - d. Treasurer (Donna Keeney)
 - e. Directors (Matt Church and Dave Dustin)
 - f. Maintenance Chair (Ty Johnson)
6. Treasurers report: Treasurer Keeney See Appendix A:
 - a. Proposed Budget



<http://betzlanding.org/>

Betzlanding@outlook.com

- i. **Motion** to approve: Sam Frye; 2nd Elaine Moore; Passed unanimously

7. Update on old business, other standing committee reports:
 - a. ACC Chair: Mark Neil to remain Chair – Nothing to Report
 - b. Maintenance: Trees removed from storage lot; opened 2 to 3 spots
 - c. HOA Board Training scheduled for 60-90 minutes following March meeting
 - d. Estimates for meal at 2026 Annual meeting-Director Moore
 1. Not within budget
 - e. Reserve Study due September 2026
 1. Volunteers: Alicia, Matt, Ralph, Bob to begin process

8. New Business:
 - a. Secretary Johnson to post meeting agenda minimum of 7 days prior to each meeting

9. Amend agenda for 2nd comment period: Motion: Matt Church 2nd: Dave Dustin
Additional Member Comment Period Approved by **Consensus**.
 - a. Potential meal at June meeting for 30 year anniversary
 - i. Donations can be accepted
 - ii. Volunteer to plan
 - iii. Tabled until March meeting

10. Adjournment: **Motion** to adjourn by Director Moore; 2nd Director Frye; all ayes motion carried.
 - a. Meeting adjourned at 10:17 am

Respectfully submitted,

Alicia H. Johnson

Secretary BLHOA