

<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Heathsville United Methodist Church

Meeting Date: 03/14/2026

1. Meeting was called to order at 11:07 am President Morgan
2. Verification of Quorum: Secretary Johnson verified

In attendance were:

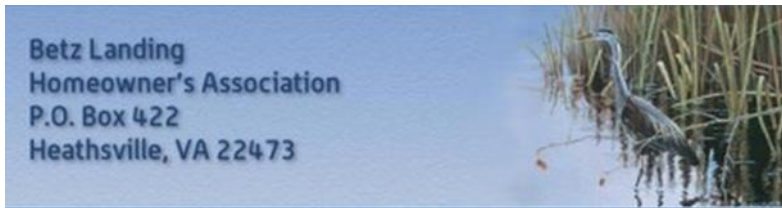
			Present
President	Bob	Morgan	Y
Vice President	Ralph	Ivester	Y (phone)
Secretary	Alicia	Johnson	Y
Treasurer	Donna	Keeney	N
Director	Matt	Church	Y
Director	Sam	Frye	Y
Director	Dave	Dustin	N
Director	Elaine	Moore	N
Director	Nannette	Smith	Y

Guests: Lauren Church; Charles & Patricia Bittenbring; Matthew McKinley; Lien Groenwold; Jim Keeney; Mark Neil; Ty Johnson

3. Approval of the Meeting Minutes from the last BOD meeting conducted on 12/14/2025.

Approved by Consensus

4. Comment period for members:
 - a. Clean-up of the fallen trees and limbs from ice storm
 - b. Clearing of the low-hanging branches prior to Spring
5. Treasurers report: President Morgan See Appendix A:
 - a. Still seeing some collections come in
 - b. Beginning Process of judgement on one delinquent property
6. Update on old business, other standing committee reports:
 - a. ACC Chair: Mark Neil to remain Chair – See Appendix B
 - b. Maintenance: Clean Up of Highland and Noting Potholes
 - c. Reserve Study due September 2026; Volunteers: Alicia, Matt, Ralph, Bob to begin reviewing previous reserve study and begin inspecting and obtaining replacement estimates for assets.



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7. New Business:
 - a. Spring Clean Up Date will be April 18
 - i. Budget approved for purchase of mulch
 - ii. Sign-Up for clean-up and picnic to be sent out
 - b. Date for 2026 Annual Meeting will be October 10th at Hughlett's Tavern in Heathsville (if available)
 - i. Continue researching potential vendors for catering
 - ii. Tabled until June meeting in order to get more feedback
 - c. Treasurer's Review to be conducted prior to next meeting
 - i. Volunteers: Alicia and Ralph along with Donna
8. Amend agenda for 2nd comment period: Motion: Director Church 2nd: Director Smith Additional Member Comment Period Approved by **Consensus**.
 - a. Short discussion about the Reserve Accounts and any interest being earned
 - b. Explanation provided on why moving to a different type of account would not benefit the HOA
9. Adjournment: **Motion** to adjourn by Director Frye; 2nd President Morgan; all ayes motion carried.
 - a. Meeting adjourned at 11:54 am

Respectfully submitted,

Alicia H. Johnson

Secretary BLHOA

**BLHOA Annual Meeting
Treasurer Report
3/14/26**

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 2/28/26

Bank balances as of 2/28/26 are:

Primis Bank	\$ 16,798.98
CD (Primis)	\$ 7,207.34
Vanguard	<u>\$ 216,091.42</u>
Total	\$ 240,097.74

NOTES/OVERVIEW

Budget Comparison to actual thru 2/28/26

- We have collected \$16,050 of the budgeted 2026 HOA dues of \$20,100, equaling 79.9%
- We have paid expenses of \$6,168.83 of the budgeted amount of \$25,015, equaling 24.7%

Other Notes

- Vanguard dividends received thru 2/28 total \$1,632.93 which is 32.7% of the total \$5,000 estimated for 2026.
- Primis CD interest received thru 2/28 total \$58.01 which is 29.5% estimated for 2026.
- 2025 Federal and Virginia tax returns were filed on 2/27/26 with owing Federal \$3,789.00 (budgeted \$3,500) and Virginia \$784.02 (budgeted \$700)

DELINQUENCIES COLLECTED

- 1 lot paid their delinquent dues for 2024 and 2025, as well as 2026.
- 1 lot paid their delinquent dues for 2025 and paid 2026 as well.

DELINQUENCIES OUTSTANDING

Total prior years outstanding dues are as of 2/28/26, including late fees and finance charges*

○ 27 lots owe for 2026 dues	\$4,050.00
○ 2 lots owe for 2025 dues*	\$ 381.66
○ 2 lots owe for 2024 and 2025*	\$ 770.24
○ 1 lot owes for 2023 thru 2025*	\$ 594.26
○ 1 lot owes for 2020 thru 2025*	\$ 1,382.47
○ 1 lot owes for unpaid late fees/fc	<u>\$ 50.82</u>

TOTAL OUTSTANDING AS OF 2/28/26 \$7,229.45

Betz Landing Homeowners Association Income/Expense vs. YTD Budget

January through February 2026

	Jan - Feb 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
BLHA Dues				
Year 2024 Dues	150.00	0.00	150.00	100.0%
Year 2025 Dues	300.00	0.00	300.00	100.0%
Year 2026 Dues	16,050.00	20,100.00	-4,050.00	79.9%
Total BLHA Dues	16,500.00	20,100.00	-3,600.00	82.1%
Fees				
Architectural Control Committee	25.00	0.00	25.00	100.0%
Finance Charge & Late Payment	70.42	0.00	70.42	100.0%
Total Fees	95.42	0.00	95.42	100.0%
Primi (Sona) CD Interest	59.01	200.00	-140.99	29.5%
Vanguard Dividends	1,632.93	5,000.00	-3,367.07	32.7%
Total Income	18,287.36	25,300.00	-7,012.64	72.3%
Gross Profit	18,287.36	25,300.00	-7,012.64	72.3%
Expense				
Annual Meeting Expenses	0.00	250.00	-250.00	0.0%
Bank Service Charges	0.00	100.00	-100.00	0.0%
Insurance				
Fiduciary	0.00	314.00	-314.00	0.0%
Liability Insurance	164.00	204.00	-40.00	80.4%
Officers and Directors	1,047.00	1,047.00	0.00	100.0%
Total Insurance	1,211.00	1,565.00	-354.00	77.4%
Landscape				
Arbor Day	0.00	750.00	-750.00	0.0%
Mowing	0.00	9,800.00	-9,800.00	0.0%
Storm Damage	0.00	2,000.00	-2,000.00	0.0%
Tree Trimming	0.00	500.00	-500.00	0.0%
Total Landscape	0.00	13,050.00	-13,050.00	0.0%
Licenses and Permits	70.00	115.00	-45.00	60.9%
Maintenance and Supplies				
Boat Storage Area	0.00	500.00	-500.00	0.0%
Dock and Ramp	0.00	500.00	-500.00	0.0%
Restroom Facilities	0.00	500.00	-500.00	0.0%
Roads	0.00	1,000.00	-1,000.00	0.0%
Total Maintenance and Supplies	0.00	2,500.00	-2,500.00	0.0%
Office Supplies/Printing	0.00	250.00	-250.00	0.0%
Postage and Delivery				
P.O. Box	0.00	85.00	-85.00	0.0%
Postage & Supplies	20.96	400.00	-379.04	5.2%
Total Postage and Delivery	20.96	485.00	-464.04	4.3%
Professional Fees				
Legal Fees	0.00	1,500.00	-1,500.00	0.0%
Total Professional Fees	0.00	1,500.00	-1,500.00	0.0%
Software				
Other Software	0.00	350.00	-350.00	0.0%
Web Hosting Software	293.85	300.00	-6.15	98.0%
Total Software	293.85	650.00	-356.15	45.2%
Taxes Federal	3,789.00	3,500.00	289.00	108.3%
Taxes Virginia	784.02	700.00	84.02	112.0%
Utilities				
Electric	0.00	350.00	-350.00	0.0%
Total Utilities	0.00	350.00	-350.00	0.0%
Total Expense	6,168.83	25,015.00	-18,846.17	24.7%
Net Ordinary Income	12,118.53	285.00	11,833.53	4,252.1%
Net Income	12,730.71	285.00	12,445.71	4,466.9%

BETZ LANDING
ARCHITECTURAL CONTROL COMMITTEE
REPORT FOR MARCH 2026 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, December 2025:

- Lot 123 (Rock River Homes) on Rockfish Road: Application for construction a single-family dwelling of approximately 1358 square feet, plans denoting three (3) bedrooms and two (2) baths. Application APPROVED and lot owners notified by email.

No further action by Committee

Submitted by:
Mark M. Neil
Chair, Architectural Control Committee
March 8, 2026