



<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Heathsville United Methodist Church

Meeting Date: 06/13/2026

1. Meeting was called to order at 9:00 am 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	Y

Guests: Lauren Church; Teresa Neil; Charles & Patricia Bittenbring; Terry Dustin; Jim Keeney; Mark Neil; Ty Johnson; Janice Frye

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

Approved by Consensus

4. Comment period for members:
 - a. Concern for fireworks
 - b. Post cards for Lein
5. Treasurers report: Director Keeney See Appendix A:
 - a. Still seeing some collections come in
 - b. Process of judgement on one delinquent property
 - c. Treasurer's review completed by Director Ivester and Alicia Johnson
 - i. No findings
6. Update on old business, other standing committee reports:
 - a. ACC Chair: Mark Neil – See Appendix B
 - b. Maintenance: Director Church- See Appendix C
 - i. Conversations with VDOT regarding road management
 - c. Nominating Committee- President Morgan
 - i. Four Applicants for board of directors
 - ii. One ACC

Date: 03/26/2026

BETZ Landing HOA

- d. 30th anniversary meal – It's a Celebration! Motion to move forward Director Church; Second Director Smith- Motion passed 6 yea/2 opposed
 - i. Quotes obtained
 - Four Seasons> 75 person minimum \$3,685.00
 - Newsomes> 50 person minimum \$1,974
 - Los Portales-No Reply
 - Tavern-No Reply
- 7. President's Report: Bob Morgan
 - a. Reserve Study due September 2026; Volunteers: Director Church, Director Ivester, and President Morgan have started getting quotes and pricing.
- 8. New Business:
 - a. Vacant Board Position: Alicia Johnson to fill position until December 13, 2026.
 - i. Motion Director Church; 2nd Director Frye Motion; All Ayes>Motion carried
 - ii. Board Training Video; Motion to post Director Smith; Second Director Frye; All Ayes>Motion carried
- 9. Amend agenda for 2nd comment period: Motion: Director Church 2nd: Director Ivester Additional Member Comment Period Approved by **Consensus**.
 - a. Dues Increase requires a 2/3 vote by all members
 - b. Treasurer would like to stop removing names from reports
- 10. Adjournment: **Motion** to adjourn by Director Frye; 2nd Director Dustin; all ayes motion carried.
 - a. Meeting adjourned at 10:51 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

DRAFT

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

Maintenance Report – Matt Church (for Ty Johnson)

- Spring Clean-up 2026
 - 25-30 members participated in the workday
 - Mulch – spread 65 bags and 8 yards of bulk
 - Much needed trimming and weed whacking at the front entrances and boat ramp
 - Cleaned the storm water drainage area at boat ramp
 - Thanks to all the workers
 - Special thanks to Ralph Ivester, Ty Johnson, Jim Keeney and Dave Dustin for providing trucks and trailers to pick up and distribute the mulch
- Repaired large pothole at the intersection of Highland drive and Steamboat lane
- Repaired several potholes on Buoy drive
- Opened and cleaned community restrooms
- Cleaned pavilion
- Removed fallen tree at White Oak and Steamboat
- Fastened tight several loose boards on the community pier (Ty)
- Met with VDOT representatives to discuss upkeep and maintenance of both HOA and VDOT roads (Matt & Ty)