

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



<http://betzlanding.org/>

Betzlanding@outlook.com

Meeting Location: Heathsville United Methodist Church

Meeting Date: 09/12/2026

1. Meeting was called to order at 9:36 am President Morgan
2. Verification of Quorum: Secretary Johnson verified

In attendance were:

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

Guests: Lauren Church; Teresa Neil; Charles Bittenbring; Jim Keeney; Mark Neil; Ty Johnson; Cindy Reymer

3. Approval of the Meeting Minutes from the last BOD meeting conducted on 6/13/2026.

Approved by Consensus

4. Comment period for members: No Comments

5. Treasurers report: Director Keeney See Appendix A:

- a. Process of judgement on one delinquent property

6. Update on old business, other standing committee reports:

- a. ACC Chair: Mark Neil – See Appendix B
- b. Maintenance: Director Church & Ty Johnson
 - i. Conversations continuing with VDOT regarding road management
 - ii. Message will be sent out regarding the date for closing the restrooms at boat ramp
 - iii. Replaced chain at boat ramp
- c. Nominating Committee- President Morgan
 - i. Charles Brittenbring withdrew for board position
 - ii. One ACC
- d. VDOT discussion
 - i. Received the steps required to move forward
 - ii. Once roads are brought up to VDOT standards they will be accepted into VDOT road maintenance
 - iii. Funds come from Bluegreen bond
 - iv. Use of contractors to move forward
- e. Gratuity for catering for annual meeting approved by consensus at 20%

7. President's Report: Bob Morgan

- a. Reserve Study reserve study was reviewed and some changes were suggested. Changes will be made and study will be reviewed again in December

8. New Business:

- a. The library is confirmed for all four 2027 quarterly board meetings. The Methodist church will be contacted to schedule as the venue for the 2027 annual meeting.
- b. Approval for Invoice for use of church for meetings: Motion: Director Keeney 2nd:Director Johnson

9. Formal Complaint

- a. Ballot and Proxy Process
- b. Motion for executive session: Because Mr. Landry alleges a violation of the declaration and our rules and regulations, and because these allegations require consultation with counsel, President Morgan moved that the board go into executive session for discussion of alleged violations and for consultation with counsel as permitted by Virginia Code Section 55.1-1816, subsections (C)(iii) and (C)(ii).

Back in Session: 10:32am

- c. Based on the boards deliberations in executive session, President Morgan moved that the board deny the relief requested in Mr. Landry's complaint and that the president be authorized to notify him of our decision in writing. Motion- Director Johnson 2nd- Director Keeney All ayes Motion Carried

10. Amend agenda for 2nd comment period: Motion: President Morgan 2nd: Director Church Additional Member Comment Period Approved by **Consensus**.

- a. No Comments

11. Adjournment: **Motion** to adjourn by Director Keeney; 2nd Director Moore ; all ayes motion carried.

- a. Meeting adjourned at 10:34 am

Respectfully submitted,

Alicia H. Johnson

Secretary BLHOA

**BLHOA Board Meeting
Treasurer Report
9/12/26**

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 8/31/26

Bank/Investment balances as of 8/31/26 are:

Primis Bank	\$ 12,979.98
CD (Primis)	\$ 7,322.53
Vanguard	<u>\$ 216,323.91</u>
Total	\$ 236,626.42

NOTES/OVERVIEW**Budget Comparison to actual thru 8/31/26**

- We have collected \$19,050 of the budgeted 2026 HOA dues of \$20,100, equaling 94.8%
- We have paid expenses of \$13,791.99 for the budgeted amount of \$25,015, equaling 55.1%

Other Notes

- Vanguard dividends received thru 8/31 total \$6,814.12 which is 136.3% of the total \$5,000 estimated for 2026.
- Primis CD interest received thru 8/31 total \$174.20 which is 87.1% of the total \$200 estimated for 2026.
- The 30th Anniversary Celebration costs estimated 1,974 was approved by the Board at the June meeting.
 - To date \$200 has been paid as a deposit on the catered luncheon, with an estimated balance due of \$1,774.38

DELINQUENCIES COLLECTED since last meeting

- 1 lot paid for 2025 and 2026 with late fees
- 1 lot paid 2026 with late fees

DELINQUENCIES OUTSTANDING

Total prior years outstanding dues are as of 8/31/26, including late fees and finance charges*

○ 7 lots owe for 2026 dues*	\$1,278.75
○ 1 lots owe for 2025 dues*	\$ 207.89
○ 2 lots owe for 2024 and 2025*	\$ 820.84
○ 1 lot owes for 2023 thru 2025*	\$ 627.96
○ 1 lot owes for 2020 thru 2025*	\$1,421.10
○ 2 lots owe for unpaid late fees/fc	<u>\$ 109.82</u>

TOTAL OUTSTANDING AS OF 8/31/26 \$4,466.36

Betz Landing Homeowners Association
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Primis Checking (Sona)	12,979.98
Total Checking/Savings	12,979.98
Other Current Assets	
CAPITAL RESERVES	
CD #402870 Exp 10/4/24 3.25%	7,322.53
Vanguard Short Term Invest	216,323.91
Total CAPITAL RESERVES	223,646.44
Total Other Current Assets	223,646.44
Total Current Assets	236,626.42
Fixed Assets	
Capital Improvements	
Boat Dock and Restrooms	
Cost	14,040.00
Depreciation	-14,040.00
Total Boat Dock and Restrooms	0.00
Driveway	
Cost	3,160.00
Depreciation	-3,160.00
Total Driveway	0.00
Laptops/Printer for BLHOA	
Cost	1,262.73
Depreciation	-1,262.73
Total Laptops/Printer for BLHOA	0.00
Osprey Pole	
Cost	500.00
Depreciation	-500.00
Total Osprey Pole	0.00
Shed	
Cost	5,795.00
Depreciation	-5,795.00
Total Shed	0.00
Total Capital Improvements	0.00
Land	
Common Area - Boat Storage	8,700.00
Common Area - Dock Area	20,000.00
Common Area - Entrance	600.00
Roads	16,840.00
Total Land	46,140.00
Total Fixed Assets	46,140.00
TOTAL ASSETS	282,766.42
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	116,706.71
Retained Earnings	156,800.32
Net Income	9,259.39
Total Equity	282,766.42
TOTAL LIABILITIES & EQUITY	282,766.42

Betz Landing Homeowners Association
Income/Expense Detail
January through August 2026

5:35 PM
09/02/2026
Cash Basis

	Type	Date	Num	Source Name	Memo	Original Amount	Balance
BLHA Dues							
Year 2024 Dues							
	Invoice	01/02/2026	1181		2024 Homeowner Dues - 1 Lot	150.00	150.00
Total Year 2024 Dues							150.00
Year 2025 Dues							
	Invoice	01/02/2026	1320		2025 Homeowner Dues - 1 Lot	150.00	150.00
	Invoice	02/21/2026	1279		2025 Homeowner Dues - 1 Lot	150.00	300.00
	Invoice	08/20/2026	1212		2025 Homeowner Dues - 1 Lot	150.00	450.00
Total Year 2025 Dues							450.00
Year 2026 Dues							
	Invoice	01/02/2026	1353		2026 Homeowner Dues - 1 Lot	150.00	150.00
	Invoice	01/02/2026	1362		2026 Homeowner Dues - 2 lots	300.00	450.00
	Invoice	01/02/2026	1378		2026 Homeowner Dues - 1 Lot	150.00	600.00
	Invoice	01/02/2026	1429		2026 Homeowner Dues - 1 Lot	150.00	750.00
	Invoice	01/11/2026	1338		2026 Homeowner Dues - 1 Lot	150.00	900.00
	Invoice	01/11/2026	1340		2026 Homeowner Dues - 1 Lot	150.00	1,050.00
	Invoice	01/11/2026	1345		2026 Homeowner Dues - 1 Lot	150.00	1,200.00
	Invoice	01/11/2026	1364		2026 Homeowner Dues - 1 Lot	150.00	1,350.00
	Invoice	01/11/2026	1367		2026 Homeowner Dues - 1 Lot	150.00	1,500.00
	Invoice	01/11/2026	1368		2026 Homeowner Dues - 1 Lot	150.00	1,650.00
	Invoice	01/11/2026	1369		2026 Homeowner Dues - 1 Lot	150.00	1,800.00
	Invoice	01/11/2026	1382		2026 Homeowner Dues - 1 Lot	150.00	1,950.00
	Invoice	01/11/2026	1384		2026 Homeowners Dues Lots Split	206.25	2,156.25
	Invoice	01/11/2026	1387		2026 Homeowner Dues - 1 Lot	150.00	2,306.25
	Invoice	01/11/2026	1389		2026 Homeowner Dues - 1 Lot	150.00	2,456.25
	Invoice	01/11/2026	1391		2026 Homeowner Dues - 1 Lot	150.00	2,606.25
	Invoice	01/11/2026	1396		2026 Homeowner Dues - 1 Lot	150.00	2,756.25
	Invoice	01/11/2026	1405		2026 Homeowner Dues - 1 Lot	150.00	2,906.25
	Invoice	01/11/2026	1409		2026 Homeowner Dues - 1 Lot	150.00	3,056.25
	Invoice	01/11/2026	1414		2026 Homeowner Dues - 1 Lot	150.00	3,206.25
	Invoice	01/11/2026	1416		2026 Homeowner Dues - 1 Lot	150.00	3,356.25
	Invoice	01/11/2026	1424		2026 Homeowner Dues - 1 Lot	150.00	3,506.25
	Invoice	01/11/2026	1426		2026 Homeowner Dues - 1 Lot	150.00	3,656.25
	Invoice	01/11/2026	1427		2026 Homeowner Dues - 1 Lot	150.00	3,806.25
	Invoice	01/11/2026	1438		2026 Homeowner Dues - 2 Lots	300.00	4,106.25
	Invoice	01/11/2026	1446		2026 Homeowner Dues - 1 Lot	150.00	4,256.25
	Invoice	01/11/2026	1449		2026 Homeowner Dues - 1 Lot	150.00	4,406.25
	Invoice	01/11/2026	1451		2026 Homeowner Dues - 1 Lot	150.00	4,556.25
	Invoice	01/18/2026	1343		2026 Homeowner Dues - 2 Lots	300.00	4,856.25
	Invoice	01/18/2026	1357		2026 Homeowner Dues - 1 Lot	150.00	5,006.25
	Invoice	01/18/2026	1358		2026 Homeowner Dues - 3 Lots	450.00	5,456.25
	Invoice	01/18/2026	1383		2026 Homeowners Dues Lots Split	243.75	5,700.00
	Invoice	01/18/2026	1385		2026 Homeowner Dues - 1 Lot	150.00	5,850.00
	Invoice	01/18/2026	1386		2026 Homeowner Dues - 1 Lot	150.00	6,000.00
	Invoice	01/18/2026	1388		2026 Homeowner Dues - 1 Lot	150.00	6,150.00

Betz Landing Homeowners Association
Income/Expense Detail
January through August 2026

5:35 PM
09/02/2026
Cash Basis

Type	Date	Num	Source Name	Memo	Original Amount	Balance
Invoice	01/18/2026	1392		2026 Homeowner Dues - 1 Lot	150.00	6,300.00
Invoice	01/18/2026	1400		2026 Homeowner Dues - 1 Lot	150.00	6,450.00
Invoice	01/18/2026	1406		2026 Homeowner Dues - 1 Lot	150.00	6,600.00
Invoice	01/18/2026	1435		2026 Homeowner Dues - 2 Lots	300.00	6,900.00
Invoice	01/18/2026	1436		2026 Homeowner Dues - 1 Lot	150.00	7,050.00
Invoice	01/18/2026	1439		2026 Homeowner Dues - 1 Lot	150.00	7,200.00
Invoice	01/18/2026	1441		2026 Homeowner Dues - 1 Lot	150.00	7,350.00
Invoice	01/20/2026	1344		2026 Homeowner Dues - 1 Lot	150.00	7,500.00
Invoice	01/20/2026	1402		2026 Homeowner Dues - 1 Lot	150.00	7,650.00
Invoice	01/20/2026	1411		2026 Homeowner Dues - 2 Lots	300.00	7,950.00
Invoice	01/20/2026	1442		2026 Homeowner Dues - 1 Lot	150.00	8,100.00
Invoice	02/03/2026	1356		2026 Homeowner Dues - 1 Lot	150.00	8,250.00
Invoice	02/03/2026	1376		2026 Homeowner Dues - 1 Lot	150.00	8,400.00
Invoice	02/03/2026	1377		2026 Homeowner Dues - 1 Lot	150.00	8,550.00
Invoice	02/03/2026	1380		2026 Homeowner Dues - 1 Lot	150.00	8,700.00
Invoice	02/03/2026	1393		2026 Homeowner Dues - 1 Lot	150.00	8,850.00
Invoice	02/03/2026	1395		2026 Homeowner Dues - 1 Lot	150.00	9,000.00
Invoice	02/03/2026	1408		2026 Homeowner Dues - 1 Lot	150.00	9,150.00
Invoice	02/03/2026	1410		2026 Homeowner Dues - 1 Lot	150.00	9,300.00
Invoice	02/03/2026	1440		2026 Homeowner Dues - 1 Lot	150.00	9,450.00
Invoice	02/03/2026	1453		2026 Homeowner Dues - 1 Lot	150.00	9,600.00
Invoice	02/05/2026	1337		2026 Homeowner Dues - 1 Lot	150.00	9,750.00
Invoice	02/05/2026	1342		2026 Homeowner Dues - 1 Lot	150.00	9,900.00
Invoice	02/05/2026	1355		2026 Homeowner Dues - 1 Lot	150.00	10,050.00
Invoice	02/05/2026	1375		2026 Homeowner Dues - 1 Lot	150.00	10,200.00
Invoice	02/05/2026	1404		2025 Homeowner Dues - 2 Lots	300.00	10,500.00
Invoice	02/05/2026	1421		2026 Homeowner Dues - 1 Lot	150.00	10,650.00
Invoice	02/14/2026	1360		2026 Homeowner Dues - 1 Lot	150.00	10,800.00
Invoice	02/14/2026	1372		2026 Homeowner Dues - 1 Lot	150.00	10,950.00
Invoice	02/14/2026	1373		2026 Homeowner Dues - 2 Lots	300.00	11,250.00
Invoice	02/14/2026	1379		2026 Homeowner Dues - 1 Lot	150.00	11,400.00
Invoice	02/14/2026	1390		2026 Homeowner Dues - 3 Lots	450.00	11,850.00
Invoice	02/14/2026	1415		2026 Homeowner Dues - 1 Lot	150.00	12,000.00
Invoice	02/14/2026	1433		2026 Homeowner Dues - 1 Lot	150.00	12,150.00
Invoice	02/19/2026	1365		2026 Homeowner Dues - 1 Lot	150.00	12,300.00
Invoice	02/19/2026	1399		2026 Homeowner Dues - 1 Lot	150.00	12,450.00
Invoice	02/19/2026	1412		2026 Homeowner Dues - 1 Lot	150.00	12,600.00
Invoice	02/19/2026	1417		2026 Homeowner Dues - 1 Lot	150.00	12,750.00
Invoice	02/19/2026	1431		2026 Homeowner Dues - 1 Lot	150.00	12,900.00
Invoice	02/19/2026	1445		2026 Homeowner Dues - 1 Lot	150.00	13,050.00
Invoice	02/21/2026	1371		2026 Homeowner Dues - 1 Lot	150.00	13,200.00
Invoice	02/21/2026	1394		2026 Homeowner Dues - 1 Lot	150.00	13,350.00
Invoice	02/21/2026	1418		2026 Homeowner Dues - 1 Lot	150.00	13,500.00
Invoice	02/21/2026	1419		2026 Homeowner Dues - 1 Lot	150.00	13,650.00
Invoice	02/21/2026	1422		2026 Homeowner Dues - 1 Lot	150.00	13,800.00

Betz Landing Homeowners Association
Income/Expense Detail
January through August 2026

5:35 PM

09/02/2026

Cash Basis

Type	Date	Num	Source Name	Memo	Original Amount	Balance
Invoice	02/21/2026	1447		2026 Homeowner Dues - 1 Lot	150.00	13,950.00
Invoice	02/21/2026	1452		2026 Homeowner Dues - 1 Lot	150.00	14,100.00
Invoice	02/26/2026	1354		2026 Homeowner Dues - 2 Lots	300.00	14,400.00
Invoice	02/26/2026	1366		2026 Homeowner Dues - 1 Lot	150.00	14,550.00
Invoice	02/26/2026	1370		2026 Homeowner Dues - 1 Lot	150.00	14,700.00
Invoice	02/26/2026	1428		2026 Homeowner Dues - 1 Lot	150.00	14,850.00
Invoice	02/26/2026	1443		2026 Homeowner Dues - 1 Lot	150.00	15,000.00
Invoice	02/26/2026	1448		2025 Homeowner Dues - 2 Lots	300.00	15,300.00
Invoice	02/26/2026	1450		2026 Homeowner Dues - 1 Lot	150.00	15,450.00
Invoice	02/28/2026	1397		2026 Homeowner Dues - 1 Lot	150.00	15,600.00
Invoice	02/28/2026	1425		2026 Homeowner Dues - 1 Lot	150.00	15,750.00
Invoice	02/28/2026	1430		2026 Homeowner Dues - 1 Lot	150.00	15,900.00
Invoice	02/28/2026	1444		2026 Homeowner Dues - 1 Lot	150.00	16,050.00
Invoice	03/09/2026	1352		2026 Homeowner Dues - 1 Lot	150.00	16,200.00
Invoice	03/09/2026	1420		2026 Homeowner Dues - 1 Lot	150.00	16,350.00
Invoice	03/19/2026	1359		2026 Homeowner Dues - 2 Lots	300.00	16,650.00
Invoice	03/19/2026	1398		2026 Homeowner Dues - 1 Lot	150.00	16,800.00
Invoice	03/19/2026	1401		2026 Homeowner Dues - 1 Lot	150.00	16,950.00
Invoice	03/23/2026	1347		2026 Homeowner Dues - 1 Lot	150.00	17,100.00
Invoice	03/23/2026	1350		2026 Homeowner Dues - 1 Lot	150.00	17,250.00
Invoice	03/23/2026	1403		2026 Homeowner Dues - 1 Lot	150.00	17,400.00
Invoice	03/26/2026	1454		2026 Homeowner Dues - 1 Lot	150.00	17,550.00
Invoice	04/02/2026	1339		2026 Homeowner Dues - 1 Lot	150.00	17,700.00
Invoice	04/04/2026	1361		2026 Homeowner Dues - 1 Lot	150.00	17,850.00
Invoice	04/04/2026	1374		2026 Homeowner Dues - 1 Lot	150.00	18,000.00
Invoice	04/11/2026	1341		2026 Homeowner Dues - 1 Lot	150.00	18,150.00
Invoice	04/21/2026	1423		2026 Homeowner Dues - 1 Lot	150.00	18,300.00
Invoice	04/21/2026	1437		2026 Homeowner Dues - 1 Lot	150.00	18,450.00
Invoice	04/23/2026	1434		2026 Homeowner Dues - 1 Lot	150.00	18,600.00
Invoice	05/21/2026	1413		2026 Homeowner Dues - 1 Lot	150.00	18,750.00
Invoice	06/16/2026	1336		2026 Homeowner Dues - 1 Lot	150.00	18,900.00
Invoice	08/20/2026	1351		2026 Homeowner Dues - 1 Lot	150.00	19,050.00
Total Year 2026 Dues						19,050.00
Total BLHA Dues						19,650.00
Fees						
Architectural Control Committee						
Invoice	02/03/2026	1455		Application for new home	25.00	25.00
Invoice	03/19/2026	1483		Application for Garage and Shed	25.00	50.00
Invoice	06/30/2026	1486		Application for new home	25.00	75.00
Total Architectural Control Committee						75.00

Betz Landing Homeowners Association
Income/Expense Detail
January through August 2026

5:35 PM

09/02/2026

Cash Basis

	Type	Date	Num	Source Name	Memo	Original Amount	Balance
Disclosure Documents							
	Invoice	03/26/2026	1482		Disclosure information for banks, realty, and closure documents	50.00	50.00
	Invoice	04/04/2026	1484		Disclosure information for banks, realty, and closure documents	50.00	100.00
	Invoice	05/21/2026	1485		Disclosure information for banks, realty, and closure documents	50.00	150.00
Total Disclosure Documents							150.00
Finance Charge & Late Payment							
	Stmt Charge	01/02/2026			Late fee on payment of 2024 Dues of \$150.00 due by 3/1/2024	15.00	15.00
	Stmt Charge	01/02/2026			2025 late fee on payment of 2025 Dues of \$150.00 due by 3/1/25	25.00	30.00
	Stmt Charge	02/21/2026			2025 late fee on payment of 2025 Dues of \$150.00 due by 3/1/25	25.00	55.00
	Invoice	02/21/2026	FC 783		Finance Charges on Overdue Balance	1.50	56.50
	Invoice	02/21/2026	FC 805		Finance Charges on Overdue Balance	3.81	60.31
	Invoice	02/21/2026	FC 816		Finance Charges on Overdue Balance	4.36	64.67
	Invoice	02/21/2026	FC 826		Finance Charges on Overdue Balance	5.75	70.42
	Invoice	03/19/2026	FC 845		Finance Charges on Overdue Balance	1.50	71.92
	Invoice	03/19/2026	1471		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	96.92
	Invoice	03/23/2026	FC 833		Finance Charges on Overdue Balance	1.50	98.42
	Invoice	03/23/2026	FC 847		Finance Charges on Overdue Balance	1.50	99.92
	Invoice	03/23/2026	1461		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	124.92
	Invoice	03/23/2026	1473		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	149.92
	Invoice	03/26/2026	1481		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	174.92
	Invoice	04/02/2026	FC 830		Finance Charges on Overdue Balance	1.50	176.42
	Invoice	04/02/2026	1457		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	201.42
	Invoice	04/04/2026	FC 841		Finance Charges on Overdue Balance	1.50	202.92
	Invoice	04/04/2026	FC 843		Finance Charges on Overdue Balance	1.50	204.42
	Invoice	04/04/2026	1467		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	229.42
	Invoice	04/04/2026	1469		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	254.42
	Invoice	04/11/2026	FC 831		Finance Charges on Overdue Balance	1.50	255.92
	Invoice	04/11/2026	1458		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	280.92
	Invoice	04/21/2026	FC 851		Finance Charges on Overdue Balance	1.50	282.42
	Invoice	04/21/2026	FC 854		Finance Charges on Overdue Balance	1.50	283.92
	Invoice	04/21/2026	1477		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	308.92
	Invoice	04/21/2026	1479		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	333.92
	Invoice	04/23/2026	FC 853		Finance Charges on Overdue Balance	1.50	335.42
	Invoice	04/23/2026	1480		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	360.42
	Invoice	05/21/2026	FC 849		Finance Charges on Overdue Balance	1.50	361.92
	Invoice	05/21/2026	1475		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	386.92
	Invoice	05/21/2026	FC 941		Finance Charges on Overdue Balance	3.67	390.59
	Invoice	06/16/2026	FC 829		Finance Charges on Overdue Balance	1.50	392.09
	Invoice	06/16/2026	FC 836		Finance Charges on Overdue Balance	1.50	393.59
	Invoice	06/16/2026	1456		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	418.59
	Invoice	06/16/2026	1459		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	443.59
	Invoice	06/16/2026	FC 929		Finance Charges on Overdue Balance	3.55	447.14
	Invoice	06/16/2026	FC 933		Finance Charges on Overdue Balance	1.50	448.64
	Stmt Charge	08/20/2026			2025 late fee on payment of 2025 Dues of \$150.00 due by 3/1/25	25.00	473.64
	Invoice	08/20/2026	FC 774		Finance Charges on Overdue Balance	1.50	475.14

Betz Landing Homeowners Association
Income/Expense Detail
January through August 2026

5:35 PM
09/02/2026
Cash Basis

	Type	Date	Num	Source Name	Memo	Original Amount	Balance
	Invoice	08/20/2026	FC 801		Finance Charges on Overdue Balance	4.22	479.36
	Invoice	08/20/2026	FC 812		Finance Charges on Overdue Balance	4.36	483.72
	Invoice	08/20/2026	FC 822		Finance Charges on Overdue Balance	5.75	489.47
	Invoice	08/20/2026	FC 837		Finance Charges on Overdue Balance	3.01	492.48
	Invoice	08/20/2026	1464		2026 late fee on payment of 2026 dues of \$150.00 due by 3/2/26	25.00	517.48
	Invoice	08/20/2026	FC 934		Finance Charges on Overdue Balance	7.10	524.58
Total Finance Charge & Late Payment							524.58
Total Fees							749.58
Primi (Sona) CD Interest							
	Deposit	01/07/2026			Interest earned	59.01	59.01
	Deposit	04/07/2026			Interest earned	57.05	116.06
	Deposit	07/07/2026			Interest earned	58.14	174.20
Total Primi (Sona) CD Interest							174.20
Vanguard Dividends							
	Deposit	01/31/2026			January Dividend	821.46	821.46
	Deposit	02/28/2026			February Dividend	811.47	1,632.93
	Deposit	03/31/2026			March Dividend	842.55	2,475.48
	Deposit	04/30/2026			April Dividend	854.83	3,330.31
	Deposit	05/31/2026			May Dividend	862.10	4,192.41
	Deposit	06/30/2026			June Dividend	864.53	5,056.94
	Deposit	07/31/2026			July Dividend	877.21	5,934.15
	Deposit	08/31/2026			August Dividends	879.97	6,814.12
Total Vanguard Dividends							6,814.12
Anniversary Celebration							
	Check	06/17/2026	1413	Newsome's Restaurant	Deposit on 10/10/26 30th Anniversary Celebration (\$1,974.38)	-200.00	-200.00
Total Anniversary Celebration							-200.00
Annual Meeting Expenses							
	Check	03/16/2026		RHHT Foundation, Inc.	Date of annual meeting not available - deposit to be returned	-175.00	-175.00
	General Journal	03/23/2026		RHHT Foundation, Inc.	Date of annual meeting not available - deposit returned	175.00	0.00
Total Annual Meeting Expenses							0.00
Insurance							
Liability Insurance							
	Check	01/14/2026	1406	Virginia Farm Bureau Ins. Cos.	GL policy 2066191-25 - 2/6/2026 to 2/6/2027	-164.00	-164.00
Total Liability Insurance							-164.00
Officers and Directors							
	Check	01/14/2026	1405	United States Liability Insurance	Officers and directors insurance 2026-2027 Renewal	-1,047.00	-1,047.00
Total Officers and Directors							-1,047.00
Total Insurance							-1,211.00

Betz Landing Homeowners Association
Income/Expense Detail
January through August 2026

5:35 PM

09/02/2026

Cash Basis

	Type	Date	Num	Source Name	Memo	Original Amount	Balance
Landscape							
Arbor Day							
	Check	04/21/2026	1408	Matt Church	4/12 65 bags of 3 cubic feet mulch for spring cleanup form Allison's Ace	-362.07	-362.07
	Check	04/21/2026	1409	Ivester, Ralph	4/17 8 yards of bulk mulch for Spring Cleanup Day from Stella Jones	-185.33	-547.40
Total Arbor Day							-547.40
Mowing							
	Check	05/18/2026	1410	Randy's Home Improvement	4/3 cut and trim (#1)	-700.00	-700.00
	Check	05/18/2026	1410	Randy's Home Improvement	4/16 cut and trim (#2)	-700.00	-1,400.00
	Check	06/13/2026	1411	Randy's Home Improvement	5/7 cut and trim (#3)	-700.00	-2,100.00
	Check	06/13/2026	1411	Randy's Home Improvement	5/21 cut and trim (#4)	-700.00	-2,800.00
	Check	07/27/2026	1414	Randy's Home Improvement	6/4 cut and trim (#5)	-700.00	-3,500.00
	Check	07/27/2026	1414	Randy's Home Improvement	6/20 cut and trim (#6)	-700.00	-4,200.00
	Check	08/20/2026	1415	Randy's Home Improvement	7/7 cut and trim (#7)	-700.00	-4,900.00
	Check	08/20/2026	1415	Randy's Home Improvement	7/16 cut and trim (#8)	-700.00	-5,600.00
	Check	08/20/2026	1415	Randy's Home Improvement	7/30 cut and trim (#9)	-700.00	-6,300.00
Total Mowing							-6,300.00
Total Landscape							-6,847.40
Licenses and Permits							
	Check	01/09/2026	Online	State Corporation Commission	annual report filing for Jan26	-25.00	-25.00
	Check	01/09/2026	Online	State Corporation Commission	late filing penalty due to not receiving annual report from Stan Murphy for Jan26	-10.00	-35.00
	Check	01/09/2026	Online	State Corporation Commission	annual report filing for Jan25	-25.00	-60.00
	Check	01/09/2026	Online	State Corporation Commission	late filing penalty due to not receiving annual report from Stan Murphy for Jan25	-10.00	-70.00
Total Licenses and Permits							-70.00
Maintenance and Supplies							
Roads							
	Check	04/21/2026	1408	Matt Church	4/16 2 - 50lb cans of Aquaphalt for road repair from Allison's Ace	-132.66	-132.66
	Check	04/21/2026	1408	Matt Church	3/14 2 - 50lb cans of Aquaphalt for Highland road repair from Allison's Ace	-132.66	-265.32
	Check	04/21/2026	1408	Matt Church	3/14 4 - patio/paver base for Highland road repair from Allison's Ace	-18.07	-283.39
	Check	06/17/2026	1412	Matt Church	6/5 1 - 50lb can of Aquaphalt for road repair from Allison's Ace	-66.33	-349.72
	Check	06/17/2026	1412	Matt Church	5/21 1 - 50lb can of Aquaphalt for Highland road repair from Allison's Ace	-66.33	-416.05
Total Roads							-416.05
Total Maintenance and Supplies							-416.05
Postage and Delivery							
Postage & Supplies							
	Check	01/10/2026	1404	U.S. Postal Service	certified mail to Treasurer of VA with registration	-10.48	-10.48
	Check	01/10/2026	1404	U.S. Postal Service	certified mail to Lot owner for past due account	-10.48	-20.96
Total Postage & Supplies							-20.96
Total Postage and Delivery							-20.96

Betz Landing Homeowners Association
Income/Expense Detail
January through August 2026

5:35 PM
09/02/2026
Cash Basis

	Type	Date	Num	Source Name	Memo	Original Amount	Balance
Software							
Web Hosting Software							
	Check	01/12/2026	cc	inmotionhosting	domain registry - 1 year	-19.98	-19.98
	Check	01/28/2026	cc	inmotionhosting	domain privacy - 1 year	-15.99	-35.97
	Check	02/13/2026	cc	inmotionhosting	power plan - 1 year	-227.88	-263.85
	Check	02/13/2026	cc	inmotionhosting	backup manager - 1 year	-30.00	-293.85
Total Web Hosting Software							-293.85
Total Software							-293.85
Taxes Federal							
	Check	02/27/2026	1407	Internal Revenue Service	2025 Federal Taxes Due \$12,631 Federal Taxable Income	-3,789.00	-3,789.00
Total Taxes Federal							-3,789.00
Taxes Virginia							
	Check	02/27/2026	EFT	Virginia Department of Taxation	2025 VA Taxes Due \$13,067 VA Taxable Income	-784.02	-784.02
Total Taxes Virginia							-784.02
Utilities							
Electric							
	Check	05/19/2026	EFT	Northern Neck Electric Cooperative, Inc.	reconnect fee	-40.00	-40.00
	Check	05/19/2026	EFT	Northern Neck Electric Cooperative, Inc.	Electricity - 4/1/26 - 4/14/26	-15.71	-55.71
	Check	06/19/2026	Autopay	Northern Neck Electric Cooperative, Inc.	Electricity - 4/14/26 - 5/14/26	-34.70	-90.41
	Check	07/19/2026	Autopay	Northern Neck Electric Cooperative, Inc.	Electricity - 5/14/26 - 6/14/26	-34.60	-125.01
	Check	08/19/2026	Autopay	Northern Neck Electric Cooperative, Inc.	Electricity - 6/14/26 - 7/14/26	-34.70	-159.71
Total Electric							-159.71
Total Utilities							-159.71
Vanguard Unrealized Gain/Loss							
	General Journal	01/31/2026			Vanguard adjustment due to fluctation in market at 1/31/26	0.01	0.01
	Deposit	02/28/2026			Vanguard adjustment due to fluctation in market at 2/28/26	612.17	612.18
	General Journal	03/31/2026			Vanguard adjustment due to fluctation in market at 3/31/26	-2,662.73	-2,050.55
	General Journal	04/30/2026			Vanguard adjustment due to fluctation in market at 4/30/26	-0.01	-2,050.56
	General Journal	05/31/2026			Vanguard adjustment due to fluctation in market at 5/31/26	-206.44	-2,257.00
	General Journal	06/30/2026			Vanguard adjustment due to fluctation in market at 6/30/26	-621.87	-2,878.87
	General Journal	07/31/2026			Vanguard adjustment due to fluctation in market at 7/31/26	-1,248.68	-4,127.55
	General Journal	08/31/2026			Vanguard adjustment due to fluctation in market at 8/31/26	-208.97	-4,336.52
Total Vanguard Unrealized Gain/Loss							-4,336.52
TOTAL							9,259.39

Betz Landing Homeowners Association

Income/Expense vs. YTD Budget

January through August 2026

	Jan - Aug 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	450.00	0.00	450.00	100.0%
Year 2026 Dues	19,050.00	20,100.00	-1,050.00	94.8%
Total BLHA Dues	19,650.00	20,100.00	-450.00	97.8%
Fees				
Architectural Control Committee	75.00	0.00	75.00	100.0%
Disclosure Documents	150.00	0.00	150.00	100.0%
Finance Charge & Late Payment	524.58	0.00	524.58	100.0%
Total Fees	749.58	0.00	749.58	100.0%
Primi (Sona) CD Interest	174.20	200.00	-25.80	87.1%
Vanguard Dividends	6,814.12	5,000.00	1,814.12	136.3%
Total Income	27,387.90	25,300.00	2,087.90	108.3%
Gross Profit	27,387.90	25,300.00	2,087.90	108.3%
Expense				
Anniversary Celebration	200.00	0.00	200.00	100.0%
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	547.40	750.00	-202.60	73.0%
Mowing	6,300.00	9,800.00	-3,500.00	64.3%
Storm Damage	0.00	2,000.00	-2,000.00	0.0%
Tree Trimming	0.00	500.00	-500.00	0.0%
Total Landscape	6,847.40	13,050.00	-6,202.60	52.5%
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	416.05	1,000.00	-583.95	41.6%
Total Maintenance and Supplies	416.05	2,500.00	-2,083.95	16.6%
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	159.71	350.00	-190.29	45.6%
Total Utilities	159.71	350.00	-190.29	45.6%
Total Expense	13,791.99	25,015.00	-11,223.01	55.1%
Net Ordinary Income	13,595.91	285.00	13,310.91	4,770.5%
Net Income	9,259.39	285.00	8,974.39	3,248.9%

Betz Landing Homeowners Association
Primis Bank Checking Account
1/1/26 thru 8/31/26

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							6,372.39
Payment	01/02/2026	6894405577			480.00		6,852.39
Payment	01/02/2026	1028			300.00		7,152.39
Payment	01/02/2026	1028			150.00		7,302.39
Payment	01/02/2026	8190			150.00		7,452.39
Check	01/09/2026	Online	State Corporation Commission	annual report filing		35.00	7,417.39
Check	01/09/2026	Online	State Corporation Commission	annual report filing		35.00	7,382.39
Check	01/10/2026	1404	U.S. Postal Service	Lot 112		20.96	7,361.43
Payment	01/11/2026	1410			150.00		7,511.43
Payment	01/11/2026	270			150.00		7,661.43
Payment	01/11/2026	1033			206.25		7,867.68
Payment	01/11/2026	5146			150.00		8,017.68
Payment	01/11/2026	1742			150.00		8,167.68
Payment	01/11/2026	2723			150.00		8,317.68
Payment	01/11/2026	1666			150.00		8,467.68
Payment	01/11/2026	2294			150.00		8,617.68
Payment	01/11/2026	7821			150.00		8,767.68
Payment	01/11/2026	281			150.00		8,917.68
Payment	01/11/2026	5119			300.00		9,217.68
Payment	01/11/2026	141			150.00		9,367.68
Payment	01/11/2026	1015			150.00		9,517.68
Payment	01/11/2026	203			150.00		9,667.68
Payment	01/11/2026	2353			150.00		9,817.68
Payment	01/11/2026	2571			150.00		9,967.68
Payment	01/11/2026	7470			150.00		10,117.68
Payment	01/11/2026	5693			150.00		10,267.68
Payment	01/11/2026	2799			150.00		10,417.68
Payment	01/11/2026	2926			150.00		10,567.68
Payment	01/11/2026	6157			150.00		10,717.68
Payment	01/11/2026	1652			150.00		10,867.68
Payment	01/11/2026	5237			150.00		11,017.68
Payment	01/11/2026	1223			150.00		11,167.68
Check	01/12/2026	cc	inmotionhosting	power plan, domain registration, backup manager - 1 year		19.98	11,147.70
Check	01/14/2026	1405	United States Liability Insurance	Officers and directors insurance 2026-2027 Renewal		1,047.00	10,100.70
Check	01/14/2026	1406	Virginia Farm Bureau Ins. Cos.	GL policy 2066191-25 - 2/6/2026 to 2/6/2027		164.00	9,936.70
Payment	01/18/2026	3888			150.00		10,086.70
Payment	01/18/2026	1050			150.00		10,236.70
Payment	01/18/2026	2599			150.00		10,386.70
Payment	01/18/2026	2250			300.00		10,686.70
Payment	01/18/2026	5151			150.00		10,836.70
Payment	01/18/2026	3285			300.00		11,136.70
Payment	01/18/2026	151			243.75		11,380.45
Payment	01/18/2026	711			150.00		11,530.45
Payment	01/18/2026	247			150.00		11,680.45
Payment	01/18/2026	217			450.00		12,130.45
Payment	01/18/2026	7549			150.00		12,280.45
Payment	01/18/2026	50087215			150.00		12,430.45
Payment	01/18/2026	1246			150.00		12,580.45
Payment	01/18/2026	2911			150.00		12,730.45
Payment	01/20/2026	995017			300.00		13,030.45
Payment	01/20/2026	6498			150.00		13,180.45
Payment	01/20/2026	5865			150.00		13,330.45
Payment	01/20/2026	326			150.00		13,480.45
Check	01/28/2026	cc	inmotionhosting	domain privavy - 1 year		15.99	13,464.46
Payment	02/03/2026	1062			150.00		13,614.46
Payment	02/03/2026	56511418			150.00		13,764.46
Payment	02/03/2026	56836206			150.00		13,914.46
Payment	02/03/2026	4306			150.00		14,064.46
Payment	02/03/2026	1457			150.00		14,214.46
Payment	02/03/2026	1256			25.00		14,239.46
Payment	02/03/2026	1100			150.00		14,389.46
Payment	02/03/2026	1917			150.00		14,539.46
Payment	02/03/2026	1564			150.00		14,689.46
Payment	02/03/2026	997278			150.00		14,839.46
Payment	02/03/2026	997278			150.00		14,989.46
Payment	02/05/2026	259			150.00		15,139.46

Betz Landing Homeowners Association
Primis Bank Checking Account
1/1/26 thru 8/31/26

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Payment	02/05/2026	502			150.00		15,289.46
Payment	02/05/2026	2884			150.00		15,439.46
Payment	02/05/2026	5941			300.00		15,739.46
Payment	02/05/2026	3077			150.00		15,889.46
Payment	02/05/2026	2704			150.00		16,039.46
Check	02/13/2026	cc	inmotionhosting	power plan, backup manager - 1 year		257.88	15,781.58
Payment	02/14/2026	913138838			150.00		15,931.58
Payment	02/14/2026				300.00		16,231.58
Payment	02/14/2026	1226			150.00		16,381.58
Payment	02/14/2026	5013			150.00		16,531.58
Payment	02/14/2026	4227			150.00		16,681.58
Payment	02/14/2026	125			450.00		17,131.58
Payment	02/14/2026	7998			150.00		17,281.58
Payment	02/19/2026	4097			150.00		17,431.58
Payment	02/19/2026	4579			150.00		17,581.58
Payment	02/19/2026	1191			150.00		17,731.58
Payment	02/19/2026	1392			150.00		17,881.58
Payment	02/19/2026	954			150.00		18,031.58
Payment	02/19/2026	222			150.00		18,181.58
Payment	02/21/2026	110			150.00		18,331.58
Payment	02/21/2026	187			150.00		18,481.58
Payment	02/21/2026	1385			340.42		18,822.00
Payment	02/21/2026	0061734856			150.00		18,972.00
Payment	02/21/2026	0052603853			150.00		19,122.00
Payment	02/21/2026	196			150.00		19,272.00
Payment	02/21/2026	2079			150.00		19,422.00
Payment	02/26/2026	2255			300.00		19,722.00
Payment	02/26/2026	1440			150.00		19,872.00
Payment	02/26/2026	4834			150.00		20,022.00
Payment	02/26/2026	5747			300.00		20,322.00
Payment	02/26/2026	10274			150.00		20,472.00
Payment	02/26/2026	971			150.00		20,622.00
Payment	02/26/2026	0052822240			150.00		20,772.00
Check	02/27/2026	1407	Internal Revenue Service	2025 Federal Taxes Due \$12,631 Federal Taxable Income		3,789.00	16,983.00
Check	02/27/2026	EFT	Virginia Department of Taxation	2025 VA Taxes Due \$13,067 VA Taxable Income		784.02	16,198.98
Payment	02/28/2026	11596			150.00		16,348.98
Payment	02/28/2026	5064			150.00		16,498.98
Payment	02/28/2026	4539			150.00		16,648.98
Payment	02/28/2026	902			150.00		16,798.98
Payment	03/09/2026	1404			150.00		16,948.98
Payment	03/09/2026	28790860432			150.00		17,098.98
Check	03/16/2026		RHHT Foundation, Inc.	Date of annual meeting not available - deposit returned on 3/23/26		175.00	16,923.98
Payment	03/19/2026	2811			176.50		17,100.48
Payment	03/19/2026	2653			300.00		17,400.48
Payment	03/19/2026	25			150.00		17,550.48
Payment	03/19/2026	1051			25.00		17,575.48
Payment	03/23/2026	10206			150.00		17,725.48
Payment	03/23/2026	1073			176.50		17,901.98
Payment	03/23/2026	161			176.50		18,078.48
General Journal	03/23/2026		RHHT Foundation, Inc.	Date of annual meeting not available - deposit returned	175.00		18,253.48
Payment	03/26/2026	194			175.00		18,428.48
Payment	03/26/2026	193			50.00		18,478.48
Payment	04/02/2026	5664			176.50		18,654.98
Payment	04/04/2026	3259			176.50		18,831.48
Payment	04/04/2026	146			176.50		19,007.98
Payment	04/04/2026	4118			50.00		19,057.98
Payment	04/11/2026				176.50		19,234.48
Payment	04/21/2026	26171			176.50		19,410.98
Payment	04/21/2026	1188			176.50		19,587.48
Check	04/21/2026	1408	Matt Church	Aquaphalt for road repair and mulch for spring clean up day		645.46	18,942.02
Check	04/21/2026	1409	Ivester, Ralph	4/17 8 yards of bulk mulch for Spring Cleanup Day from Stella Jones		185.33	18,756.69
Payment	04/23/2026	2996			176.50		18,933.19
Check	05/18/2026	1410	Randy's Home Improvement	4/3, 4/16 cut and trim (#1 & #2)		1,400.00	17,533.19
Check	05/19/2026	EFT	Northern Neck Electric Cooperative, Inc.	reconnect fee, Electricity - 4/1/26 - 4/14/26		55.71	17,477.48
Payment	05/21/2026	1044			180.17		17,657.65
Payment	05/21/2026	184			50.00		17,707.65

Betz Landing Homeowners Association
Primis Bank Checking Account
1/1/26 thru 8/31/26

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	06/13/2026	1411	Randy's Home Improvement	5/7, 5/21 cut and trim (#3 & #4)		1,400.00	16,307.65
Payment	06/16/2026	10243			28.00		16,335.65
Payment	06/16/2026	1827			180.05		16,515.70
Check	06/17/2026	1412	Matt Church	Aquaphalt for road repair		132.66	16,383.04
Check	06/17/2026	1413	Newsome's Restaurant	Deposit on 10/10/26 30th Anniversary Celebration (\$1,974.38)		200.00	16,183.04
Check	06/19/2026	Autopay	Northern Neck Electric Cooperative, Inc.	Electricity - 4/14/26 - 5/14/26		34.70	16,148.34
Payment	06/30/2026	1702			25.00		16,173.34
Check	07/19/2026	Autopay	Northern Neck Electric Cooperative, Inc.	Electricity - 5/14/26 - 6/14/26		34.60	16,138.74
Check	07/27/2026	1414	Randy's Home Improvement	6/4 & 6/20 cut and trim (#5 & #6)		1,400.00	14,738.74
Check	08/19/2026	Autopay	Northern Neck Electric Cooperative, Inc.	Electricity - 6/14/26 - 7/14/26		34.70	14,704.04
Payment	08/20/2026	155			375.94		15,079.98
Check	08/20/2026	1415	Randy's Home Improvement	7/7, 7/16 and 7/30 cut and trim (#7,8,9)		2,100.00	12,979.98
					<u>20,574.58</u>	<u>13,966.99</u>	<u>12,979.98</u>
					<u>20,574.58</u>	<u>13,966.99</u>	<u>12,979.98</u>

BETZ LANDING
ARCHITECTURAL CONTROL COMMITTEE
REPORT FOR SEPTEMBER 12 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 2026:

- Lot 136 (Rock River Homes) request to construct a one-family dwelling on the lot, previously discussed, was approved and construction underway.
- Lot 127 on Rockfish Road is under contract for sale. Reported to ACC that some clearing on lot was occurring. Visual investigation was conducted and upon speaking with purchaser, only clearing was undergrowth and brush on and along existing gravel driveway. Thereafter, purchasers submitted an application for construction, but as the sale had not yet closed and the application contained no information regarding planned construction, the ACC determined no action was required as application premature. Purchaser notified by email and check for fee returned.

No further action by Committee

Ralph Ivester has volunteered to assume the position on the ACC in the absence of Lien Groenwold, whose term expires next year,

Submitted by:
Mark M. Neil
Chair, Architectural Control Committee
June 6, 2026