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

http://betzlanding.org/ Betzlanding@outlook.com

2026 Annual Meeting of the Members

Meeting Location: Heathsville United Methodist Church
Meeting Date: October 10, 2026

1. Meeting was called to order at 2:04pm by President Morgan
2. Verification of Quorum: Secretary Johnson verified
    a. 123 eligible members to vote Quorum is 25%=31 total ballots needed
    b. By Proxy=36 mail in 15 in person total of 51 ballot

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	Y
Director	Dave	Dustin	Y
Director	Elaine	Moore	Y
Director	Nannette	Smith	Y

Members: Terri Dustin; Janice Frye; Ted & Jerry Jenkins; Joseph & Alice Stieve; Charles & Patricia Bittenbring; Jim Keeney; Mark & Teresa Neil; Ty Johnson; James & Andrea Cotman; Patricia Mrzyglod; Cindy Reymer; Scott & Kim Laurer; Lauren Church; Lynn Gillikin & guest; Annette Morgan; Bobbie Blowers

3. Proof of notice of meeting
    a. Posted on website

4. Appointment of inspectors of elections
    a. Charles Bittenbring withdrew candidacy post ballot creation
    b. Acceptance of 3 remaining candidates- Motion to elect nominees by acclamation- Trisha Mrzyglod; 2nd Lynn Gillikin; Motion passed Unanimously.
    c. Directors: Ralph Ivester; Alicia Johnson; Mark Neil ACC: Teresa Neil

5. Collection of Ballots and Proxies

6. Approval of the Meeting Minutes from the last annual meeting conducted on October 11, 2025.
    a. Motion to approve; Director Johnson; 2nd Charles Bittenbring; Motion Passed Unanimously

7. Report of Board of Directors and Officers
    a. President-Bob Morgan
        i. March BOD training-Slide presentation on website
        ii. Completed reserve study during the summer
        iii. Reserve study confirmed we have enough in our reserve account for current asset replacement with residual
        iv. If VDOT agrees to take over maintenance of Bouy, Highlands and White Oak roads it will result in increased residual reserves
        v. 3 new homes built

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vi. 3 more lots sold
vii. Disclosure packet/resale packet-please refer any requests to the website and not give out board members personal information
viii. Bob recognized Donna Keeney, Alicia Johnson, Matt Church and Lauren Church and thanked them for all their help this year

b. Treasurers report: Director Keeney See Appendix A:
i. Working hard on collections-even sends personal note on past due notices
ii. Renew CD for another 12 months
iii. Total assets $233,049.45
iv. Collected $19,050 out of $20,100 for 2026 dues
v. Recovered from 4 delinquent
vi. 6 disclosure packets YTD
vii. 60% of budget has been used so far
viii. Prior year dues outstanding-$4,466.30

8. Reports of Committees
a. ACC-Mark Neil-See Appendix B
i. Ralph stepped in to fill in for Lein since she could not finish out her term
b. Maintenance- Ty Johnson/Matt Church
i. Spring clean up-25-30 members participated
ii. 65 bags of mulch and more spread
iii. Volunteers are who keep this neighborhood going
iv. Had to repair several potholes
v. Cleaned at boat ramp
vi. Replaced boards on pier
vii. Kept up with fallen limbs and trees
viii. Had talk with VDOT about what we need to do to get added to VDOT inventory
- Have a punch list from VDOT
- First step is contacting the bondholder-Bluegreen
- Would love volunteers to help with the process because it is a significant savings for us-we think about $55,000 just to re-pave

ix. Bathroom winterization scheduled for 10/24
x. Put in work order for swell in road by boat ramp

9. Report of elections and voting—See item 4

10. Unfinished Business-None

11. New Business
a. BOD Appointment of 2027 Nominating Committee
i. Try to get candidates for the board directors
ii. Bob Morgan; Teresa Neil; Alicia Johnson

12. Owner Comment Period
a. Lauren Church thanks Nanette Smith for her time on the board

13. Adjournment-Motion to adjourn 2:31 Alicia Johnson; 2nd Cindy Reymer
a. All in Favor-Meeting adjourned at 2:32

Respectfully submitted,

Alicia H. Johnson

Secretary BLHOA

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Appendix A

BLHOA Annual Meeting
Treasurer Report
10/10/26

FINANCIALS

- All bank, cd and investment accounts are reconciled thru 9/30/26

Bank/Investment balances as of 9/30/26 are:

Primis Bank	$ 11,895.62
CD (Primis)	$ 7,322.53
Vanguard	$ 213,831.30
Total	**$ 233,049.45**

NOTES/OVERVIEW

Budget Comparison to actual thru 9/30/26

- We have collected $19,050 of the budgeted 2026 HOA dues of $20,100, equaling 94.8%. 7 lots are in arrears
- During 2026, I successfully recovered outstanding prior-year dues from four delinquent lot owners.
- Note: 6 disclosure packets have been issued year-to-date
- We have paid expenses of $15,026.35 for the budgeted amount of $25,015, equaling 60.1%

Other Notes

- Vanguard dividends received thru 9/30 total $7,678.62 which is 153.6% of the total $5,000 estimated for 2026.
- Primis CD interest received thru 9/30 total $174.20 which is 87.1% of the total $200 estimated for 2026.
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DELINQUINCIES COLLECTED since last regular meeting

NONE

DELINQUINCIES OUTSTANDING

Total prior years outstanding dues are as of 9/30/26, including late fees and finance charges*

o 3 lots owe for 2026 dues only	$ 555.09
o 1 lots owe for 2025 & 2026 dues	$ 385.90
o 2 lots owe for 2024 thru 2026	$ 1,182.88
o 1 lot owes for 2023 thru 2026	$ 811.57
o 1 lot owes for 2020 thru 2025	$ 1,421.10
o 2 lots owe for unpaid late fees/fc	$ 109.82
TOTAL OUTSTANDING AS OF 9/30/26	**$4,466.36**

Prepared: Donna Keeney, Treasurer
10/2/26

Appendix B

BETZ LANDING

ARCHITECTURAL CONTROL COMMITTEE

SUMMARY OF ACTIVITY FOR OCTOBER 2026 ANNUAL MEETING

The following matters were addressed by the Architectural Control Committee for the time period beginning the last annual meeting in 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.
- Lot 91 (Marshall Ticer) requesting permission to remove three (3) gumball trees as posing a nuisance and possible risk. Request approved by ACC and lot owner notified.
- Lot 136 (Rock River Homes) applied to construct a one-family dwelling on the lot. Application approved by ACC and lot owner notified by email.
- Lot 71 (purchased by Terri Walden) informing HOA of plans to do gravel or paving stone sidewalk. As no approval required, no action taken and new owner notified by email.
- 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.

Addition information re: current members of ACC. Lien Groenwold had major medical issues and Ralph Ivester volunteered to assume the position on the ACC in the absence of Lien Groenwold, whose term expires next year (2027).

Submitted by:
Mark M. Neil
Chair, Architectural Control Committee
October 5, 2026