

Annual Meeting of the Bay Pointe Marina Cove Homeowners Association, Inc. March 2, 2023

Board Members Present: President Byron Bartley, Secretary Glen Vey, Treasurer Shelby Payne, Kathy Carpenter, Milena Garrison, Ann Morgan, and Nathan Collier.

The meeting was called to order at 7:01 pm by President Byron Bartley. A 15% quorum was established with 24 paid member households present out of 49 paid at the start of the meeting.

The meeting began with introduction of the Board members with a brief bio. Bartley thanked Secretary Glen Vey and Treasurer Shelby Payne for their service as officers on the Board. Vey is leaving the Board and Payne is stepping down as treasurer. He also thanked Ann Morgan whose term on the Board is expiring. Vey then thanked Bartley for his service as president, as he is stepping down but remaining on the Board for the remainder of his term (2024).

Payne gave the Treasurer' Report. In 2022, we had 100 paid members for \$32,500 in revenue with \$29,853 in expenses. \$2,500 was moved to the Capital Fund for future capital needs. The fund balance at the end of the year was \$9,100 in the general fund and \$13,050 in the capital fund; total \$22,150. The proposed budget for 2023 provides \$33,800 (assuming 104 members) in general funds with projected expenses of \$30,547. The budget was approved by the membership. The 2022 financials and 2023 budget are attached to these minutes.

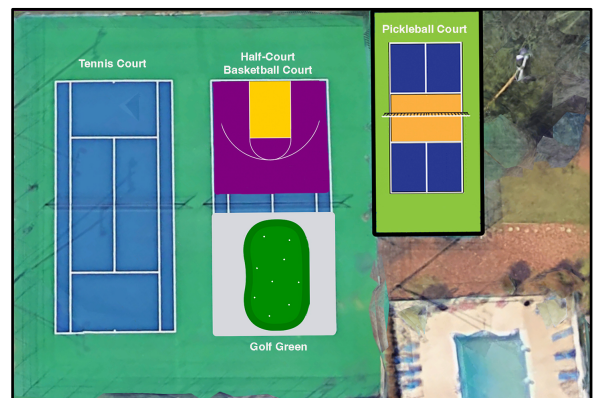
Paid Member Households Present (other than Board Members)

Mueller
Hudgins
Thompson
Sanders
Gilliland
Popp
Herring
Griffiths
Casey
Blair
Calhoun
Karger
Adams
Minehan
Rouse
Pricer
Patterson

Vey proposed a change to the Association By-Laws, Section 6(b). Before the change, the Board was supposed to meet immediately after the annual meeting to elect new officers; however, the Board has never held that special meeting and instead elects its officers at the regular meeting held the next week after the annual meeting. The proposed change would memorialize the Board's actual practice. The change was approved by the membership, and reads as follows: "(b) The Board shall select Association officers at *the next regular* Board meeting held *after* the annual meeting of the Association at which new Board members are elected."

Next, Bartley called for the election of new Board members. The terms of Glen Vey and Ann Morgan were expiring and they chose not to run for reelection. Chris Mueller and Glen Griffiths had been nominated before the meeting. Bartley asked if there were other nominations from the floor; there were none. Accordingly, Bartley declared the only two nominees as elected for the two open Board positions, which run until 2026.

Bartley then discussed the future projects that have been suggested by members of the Board and the Association. Crumbling plaster in the pool will be fixed before the start of the 2023 pool season; the entire pool will be drained and repainted as well. The valves in the filter room will be replaced. A complete renovation of the bathrooms was on the list, but it is unknown if this project will be completed before the opening of the pool. Other projects considered are: repair of the crumbling timber wall at the pond's edge; trimming and improvement of the pond's edge to make it more fishing-friendly, possibly including a dock; resurfacing of the swing set base with rubber mulch; building a new wooden deck on the southwest side of the pool (between the pool and the current basketball court) with perhaps two cabanas for use by families or sun-sensitive members; and reimagining of the tennis/basketball courts to refurbish one tennis court and to add a pickleball court, a half-court basketball court, and perhaps a putting green (see diagram). Glen



Griffiths has gotten an expert to look at the courts; that estimate is for \$32,000 for an 8-year fix and \$65,000 for a complete rebuilding of the surface to deal with possible water issues.

A discussion was held concerning the playground equipment back in the woods near the pavilion. Some thought it should be moved to the pond's edge where the swing set is currently situated; others thought that mosquitos would be an issue there. Another idea was to move the playground equipment into the grassy spot in front of the pool house near the pool gate; fencing would have to added to include the grassy area in the pool area. Some thought that the shade of the current location was ideal and did not want it moved; some children like the "wilderness" feel and like to explore the area. No resolution of this issue was achieved.

Jim Dillard asked about the retention pond and dam. Vey advised those gathered about the SRF Program with the City of Chattanooga, in which the City agrees to take care of "functional maintenance" while the HOA takes care of items like clearing small trees that might undermine the dam. As part of the program, the City is currently looking into replacing the dam overflow pipe which is rusting out. Vey thanked Ron Karger and Tom Herring, who in 2022 cleared debris from the Association's lot behind the dam that could affect the integrity of the dam.

One member commented on the front (Fairview) entrance, believing that the beds around the subdivision sign seem "too busy" with too many bushes of different types. Vey also advised the group that the old halogen light fixture (whose bulbs burned out too often) had been replaced with an LED fixture last year.

A brief discussion was held (again) about the failure of some residents and contractors to stop at stop signs in the neighborhood and to slow down even with children and pets around. Suggestions included rumble strips (rather than full speed humps), cameras, and more signs like the ones installed in 2022.

There being no more business, the meeting was adjourned at 7:55 pm.

Respectfully submitted,
Glen Vey, Secretary

2022 Financials		Bay Pointe Marina Cove HOA 2023 Proposed Budget	
Beginning Balance - 1/1/22		Bank Balance 1/1/23	
General Account	\$ 6,453	General Account	\$ 9,100
Deposits		Capital Funds	\$ 13,050
2022 HOA Fees (100/72% Paid)	\$ 32,500		\$ 22,150
Payments		HOA Fees - 139 Eligible Homes 75% Paid	
Landscaping	\$ 11,240	HOA Fees at \$325 per Home	\$ 33,881
Common Area Maintenance	6,724	HOA Capital Fund at \$50 per Home	\$ 5,213
Utilities	4,013		\$ 39,094
Insurance	2,528	Expenses	
City Property Taxes	2,019	Entrance & Common Area Landscaping	\$ 12,500
HOA Operations	829	Common Area Usage & Maintenance	7,500
Transfer to Capital Fund	2,500	Utilities	5,000
Total	\$ 29,853	Insurance	2,528
Ending Balance - 12/31/22		City Property Taxes	2,019
General Account	\$ 9,100	HOA Operations & Events	1,000
Beginning Balance - 1/1/22			\$ 30,547
Capital Fund	\$ 10,550	Capital Projects	
Deposits	2,500	To be determined	\$ 10,000
Ending Balance - 12/31/22	\$ 13,050	Bank Balance 12/31/23	
Total Fund Balance - 12/31/22		End of year bank balance	\$ 2,434
	\$ 22,150	End of year capital fund balance	18,263
		Estimated year end fund balance	\$ 20,696