

**Annual Meeting of the Bay Pointe Marina Cove Homeowners Association, Inc.  
March 1, 2018, Burks United Methodist Church**

Board Members Present: President Byron Bartley, Secretary Glen Vey, Treasurer Shelby Payne, Ann Morgan, Milena Garrison; Absent: Rusty Rouse, Kathy Carpenter.

Members Present (in addition to Board members): Bob/Karen Rahn, Steve Casey, Brittany Beggs/Kevin Bohnert, Craig/Liz Allen, Ron/Becky Karger, Debbie Adams, Don and Spencer Halling, Rob Payne, and John/Karen Hawkins.

The meeting was called to order at 7:10 pm by President Byron Bartley. The Board members were introduced by President Bartley. A 15% quorum was established with 13 member households present (27%) out of 49 paid at the start of the meeting.

President Bartley began the meeting by outlining the accomplishments of the Board this year.

- The sprinkler system at the Fairview sign has been repaired and is operational, allowing landscaping of the beds around the sign.
- Repairs to the pool deck around the handrails were completed.
- Repair of the basketball goals were completed by Ralph Shell.
- Security cameras were installed around the property. These, together with the driveway gate, have prevented trespassing and damages.
- Members of the HOA fought for and won a withdrawal of the Wedding Venue/Bed and Breakfast rezoning request. BPMCHOA paid for the attorney used and other neighborhoods and individuals are paying us back.

President Bartley then listed items that needed to be addressed.

- The sprinkler system at the back entrance sign.
- The white fence along Bay Pointe Drive needs to be fixed and painted. This has been done as a community volunteer effort in the past. The fence is owned by a Fairview resident; Bartley will talk with the owner of the fence. Some members thought that we could hire a painter to do it, while others thought the community effort would be worthwhile.
- The coping on the pool deck needs repair to prevent invasion of water under the concrete.

President Bartley then addressed the increase in the annual maintenance fee to \$325. He explained that \$25 of each member's fee would be placed in a separate account dedicated to capital improvement and maintenance. One member suggested that at \$25, the fund would grow slowly; why not put some of the budget surplus into the separate account? The Board will consider this idea in next year's budget.

Next, Treasurer Shelby Payne gave the Treasurer's Report. The report showed 115 paid in 2017 (out of 139 possible or 83%) for revenue of \$34,800, added to the beginning bank balance of \$13,576 from the prior year. Expenditures were \$25,667, leaving a balance on December 31, 2017, of \$22,709. The proposed budget assumes a similar membership

number and similar expenses for the coming year, plus \$10,000 for capital projects. The members present approved the budget. The report is attached to these minutes.

Some members then suggested other ideas for future improvements. A survey of all of the possible future projects will be submitted to the membership in the near future for their input and suggestions for priority.

- A new bench for the playground is needed since the old one was broken or stolen.
- An extension of the pool deck on the south side (between the existing deck and basketball court) would provide additional seating. The addition in future years of cabana-type tents and furniture for sun-sensitive members would enhance the usefulness and attractiveness of the pool. Because of cost, this will be a multi-year project out of the capital project budget.
- Concreting the gravel area between the pool and parking area would provide additional seating and tables.
- A fountain in the pond would aerate the water and be attractive.
- A storage shed behind the existing pool house is needed to house pool supplies, the pool cover, etc. out of the crowded pump room.
- The swings at the pond need replacement or repair, including underlayment with weed barrier.
- Picnic tables at the pond would add a different element to the amenities.
- The curbs at the back entrance need work, but those are the responsibility of the city.

Elections were then held for the two open Board seats. These seats have three-year terms and expire at the annual meeting in 2021. The only two nominations made from the floor were Byron Bartley and Shelby Payne (both incumbents), so Secretary Vey declared them the winners according to the By-Laws, Section 4(c)(3).

One member was concerned about residents not turning their post lights on, as required by the covenants. It was explained that the Board has no jurisdiction in matters involving the covenants of either subdivision. The only formal remedy is a lawsuit, but notices will be placed on Facebook and the BPMCHOA.org website to remind resident to “keep the lights on” since we do not have streetlights.

There being no more business, the meeting was adjourned at 7:54 pm.

Respectfully submitted,  
Glen Vey, Secretary

**Bay Pointe Marina Cove HOA 2017 Financial Statement**

<b>Beginning Balance - 1/1/17</b>	<b>\$ 13,576</b>
<u>Deposits</u>	
2017 HOA Fees (83% Paid)	<u>\$ 34,800</u>
<u>Payments</u>	
Landscaping	\$ 8,310
Common Area Capital Improvements	5,148
Common Area Maintenance	3,793
Utilities	4,156
Insurance	2,159
City Property Taxes	1,267
HOA Events	167
HOA Operations	667
Total	<u>\$ 25,667</u>
 <b>Ending Balance - 12/31/17</b>	 <b><u>\$ 22,709</u></b>

**Bay Pointe Marina Cove HOA 2018 Proposed Budget**

Bank Balance 1/1/18	\$ 22,709
<u>HOA Fees - 139 Eligible Homes</u>	<u>80% Paid</u>
HOA Fees at \$300 per Home	\$ 33,360
HOA Capital Fund at \$25 per Home	\$ 2,780
	<u>\$ 36,140</u>
<u>Expenses</u>	
Entrance & Common Area Landscaping	\$ 10,000
Common Area Usage & Maintenance	\$ 6,000
Utilities	\$ 4,500
Insurance	\$ 2,200
City Property Taxes	\$ 1,300
Operating Board Supplies	\$ 1,000
	<u>\$ 25,000</u>
<u>Capital Projects</u>	
To be determined	\$ 10,000
 End of year bank balance	 \$ 21,069
End of year capital fund balance	\$ 2,780
Estimated year end fund balance	<u>\$ 23,849</u>