

Annual Meeting of the Bay Pointe Marina Cove Homeowners Association, Inc. March 2, 2017, Burks United Methodist Church

The meeting was called to order at 7:03 pm by President Byron Bartley. The Board members introduced themselves. A 15% quorum was established with 17 member households present (or present by proxy) out of 54 paid at the start of the meeting.

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

- The swing gate on the entrance driveway to the pool has reduced the trespassing and vandalism completely.
- The 2" water line from the street was repaired after it began leaking, although it will eventually have to be replaced.
- Part of the pool fence was replaced to make it higher to prevent trespass; it has been effective.
- A cover was put on the pool so that the pool does not have to be drained, cleaned, and refilled each year. This should also provide a savings on water.
- The area around the basketball and tennis courts was cleared of vines. A French drain was installed to divert water from under the courts to the pond to prolong the life of the courts.
- A survey was conducted of Lot 69 to determine the boundaries of the Association's property and the adjoining landowners. It was determined that the pond comes right to the edge of most adjacent owners that will make a proposed walkway around the pond impossible without easements. It was also discovered that the Association owns a large piece of cleared land near the drainage outlet of the pond.

Next, Treasurer Shelby Payne gave the Treasurer's Report. The report showed 113 paid (out of 139 possible or 81%) for revenue of \$34,000, added to the beginning bank balance of \$16,978 from the prior year. Expenditures were \$37,319, leaving a balance on December 31, 2016, of \$13,659. The proposed budget assumes a similar membership number and similar expenses for the coming year. The members present approved the budget. The report is attached to these minutes.

President Bartley then listed some ideas the Board has discussed for future projects.

- A new bench for the playground is needed since the old one was broken or stolen.
- The volleyball net was accidentally destroyed and needs to be replaced.
- The basketball goals need to be replaced.
- 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. A imagining of the space is attached at the end of these minutes. Because of cost, this will be a multi-year project out of the capital project budget.

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.

- replacing the chain-link fence with aluminum or wrought iron
- concreting the gravel area between the pool and parking area for additional seating and tables
- repairing or replacing the main sign off of Fairview Road leading into the Bay Pointe subdivision

It was suggested by several members that the \$300 maintenance fee be raised to \$330 (the maximum allowable by the By-Laws in any one year) next year to begin to tackle these capital projects as prioritized by the Board guided by the member survey.

The Board proposed two changes to the By-Laws that were considered at the annual meeting.

The first involved language regarding the removal of a Board member who is "habitually not participating in Board matters." Currently, such a Board member's seat can only be declared

vacant by a majority of the entire Association membership. The proposed amendment would allow the Board to declare the seat vacant, at which time the Board would select a replacement. Several members in the audience were concerned about the subjective nature of the word “habitually,” so the suggestion was made for a three-month time frame before removal. With that amendment, the By-Law change was approved. The new wording appears below.

Section 4

(d) The seat of a Board member who is no longer a Member in good standing of the Association, ceases to reside in the Subdivision, resigns by notice to the Secretary, **has not participated in Board matters for three consecutive months**, or is deceased shall be declared vacant by the Board.

(e) A Board member may be removed from office and his seat declared vacant by a majority vote of all of the Members if the Board member has been convicted of a felony in any court or suffers a disability which makes his service impossible.

The second proposed amendment involved language regarding the loss of membership in the Association for “illegal activity or repeated violation of published rules and regulations established for the use of the Community Lot.” At present, there is no mechanism for restricting access or use by a member who is willfully violating the rules that protect the pool, tennis courts, lake, and pavilion. Any expulsion based on this By-Law change would only apply for that year. Full membership would begin again with the next paid maintenance fee. A suspension would be only temporary for a time period determined by the Board issuing the suspension. This By-Law amendment was approved. The new wording appears below.

Section 2

(a) Every person or entity that is a record owner of any lot (improved or unimproved) in the Subdivisions may be a member of the Association (“Member”) upon payment of the maintenance fee assessed each year by the Board of Directors. No person or entity who holds such title or interest merely as a security for the performance of an obligation shall be a Member of the Association. **The Board may suspend or expel a Member from the Association if the Member or a relative of a Member willfully participates in illegal activity or repeated violation of published rules and regulations established for the use of the Community Lot.**

Elections were then held for the two open Board seats. These seats have three-year terms and expire at the annual meeting in 2020. The only two nominees were Glen Vey and Ann Morgan (both incumbents), so President Bartley declared them the winners according to the By-Laws.

The floor was then opened for member comments. Joe Sawyer (a landscape architect) was concerned about the over-pruning of trees in the neighborhood and cautioned residents about the practice. President Bartley asked him to provide some information regarding pruning that could be used by residents.

Finally, members were urged to sign up on the website at BPMCHOA.org, because the website allows private members-only information to be published that might not appear on the Facebook page.

There being no more business, the meeting was adjourned at 8:10 pm.

Respectfully submitted,
Glen Vey, Secretary

Bay Pointe Marina Cove HOA 2016 Financial Statement	
Beginning Balance - 1/1/16	\$ 16,978
Deposits - HOA Fees	
2016 Fees	\$ 34,000
Payments:	
Landscaping	\$ 10,638
Common Area Capital Improvements	12,147
Common Area Maintenance	6,720
Utilities	3,349
Insurance	2,160
City Property Taxes	1,267
HOA Events	489
HOA Operations	549
Total	\$ 37,319
Ending Balance - 12/31/16	\$ 13,659

Bay Pointe Marina Cove HOA 2017 Proposed Budget	
HOA Fees - 139 Eligible Homes	80% Paid
HOA Fees at \$300 per Home	\$ 33,360
Bank Balance 1/1/17	13,659
Expenses	
Landscaping	\$ 9,000
Common Area Maintenance	7,500
Utilities	3,500
Insurance	2,300
City Property Taxes	1,300
HOA Events	1,000
HOA Operations	\$ 750
	\$ 25,350
Capital Projects	
To be determined	\$ 10,000
Estimated end of year bank balance	\$ 11,669

Decking and Seating

The area between the pool and basketball court would be decked. Two or three cabanas would be added with furniture for members who are sensitive to the sun. These would be available on a "first come, first serve" basis.

