

**Annual Meeting of the Bay Pointe Marina Cove Homeowners Association, Inc.
March 7, 2019, Burks United Methodist Church**

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

Association Members Present (in addition to Board members): Stephen/Debbie Adams, Justin/Amanda Blair, Durul Bozbey, Keith Carpenter, Steve Casey, Glen Griffiths, Leslie Halling, Harry/Susan Hawkins, Ron/Becky Karger, Prabha Kunda, Jason Norman, Rob Payne, Bob/Karen Rahn, Randy Reagan, and Shelley Vey.

The meeting was called to order at 7:07 pm by President Byron Bartley. The Board members were introduced by President Bartley. A 15% quorum was established with 17 member households present out of 50 paid at the start of the meeting.

First, Treasurer Shelby Payne gave the Treasurer's Report. The report showed 108 paid in 2018 (out of 138 possible or 78%) for revenue of \$35,309, added to the beginning bank balance of \$22,709 from the prior year. Expenditures were \$48,422, leaving a balance on December 31, 2018, of \$12,321. The proposed budget assumes a similar membership number and similar expenses (except legal) for the coming year, plus \$10,000 for capital projects. The members present approved the budget. The report is attached to these minutes.

Next, President Bartley outlined the accomplishments of the Board this year.

- The sprinkler systems at both entrances have been repaired and are operational, allowing landscaping of the beds around the sign.
- New coping on the pool deck to prevent invasion of water under the concrete.
- New pool furniture.
- New aluminum fencing at the pool entrance, with more to follow in future years.
- New landscaping at the Fairview entrance.
- No Solicitation signs.

Elections were then held for the three open Board seats. These seats have three-year terms and expire at the annual meeting in 2022. The only three nominations made from the floor were for Kathy Carpenter, Milena Garrison, and Rusty Rouse (all incumbents), so President Bartley declared them the winners according to the By-Laws, Section 4(c)(3).

Ron Karger brought up the dike and overflow situation at the back of the pond. His inspection shows trees and burrowing animals on the dike (both bad) and perhaps some minor leaking at the bottom of the dike. Needless to say, if the dike broke, several houses on the lower side of the neighborhood would be adversely affected. Henry Hawkins (a civil engineer) will also take a look at it. Karger will bring President Bartley and Secretary Vey back to see the situation next week. Bartley suggested that maintenance of this area be added to next year's landscaping contract.

Karen Rahn brought up the dilapidated white fence at the Fairview entrance. Bartley again reminded residents that this fence was not on BPMC property and was beyond our jurisdiction.

Next, Secretary Vey advised those assembled about a new deck project. 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, but some parts of it should be completed before the 2019 pool season. Several volunteers have stepped forward to help with the deck construction. One member asked about whether it would be painted or stained. Bartley suggested that we leave it uncovered for the first year and then take a look at treatments to keep it looking good.

Bartley reported that the pool is in good shape, with fixes to the coping and the railings. It will need to be re-plastered in the future, but the capital fund is being maintained for that purpose. The pump will be rewound to lengthen its life as well. The value of the pool cover was also discussed, compared to the old method of draining, cleaning, and refilling the pool. The bathrooms will have to be redone soon, both for aesthetic and functional reasons. Again, the capital fund will be used for that. The Board expects the pool to open around May 1, with a party to kick off the season.

Vey reminded all residents to pay their maintenance fee as membership is year-to-year. The facilities are not available to anyone that is not current on their membership. This year, an electronic code will be distributed to members to open the pool gate, while a key will still be used for the pavilion and tennis courts.

Members were encouraged to fill out and return the yellow form that came with their maintenance fee invoice. The Secretary will use this to create a current member directory.

Everyone was encouraged to register on the website (BPMCHOA.org). Facebook will also be used for information distribution, but the website has minutes and other documents regarding the neighborhood that Facebook does not.

There being no more business, the meeting was adjourned at 7:46 pm.

Respectfully submitted,
Glen Vey, Secretary

Bay Pointe Marina Cove HOA 2018 Financial Statement

Beginning Balance - 1/1/18	
General Account	\$ 22,709
<u>Deposits</u>	
2018 HOA Fees (78% Paid)	\$ 35,309
<u>Payments</u>	
Landscaping	\$ 11,013
Legal Fees	\$ 8,036
Common Area Capital Improvements	10,456
Common Area Maintenance	7,795
Utilities	4,055
Insurance	2,230
City Property Taxes	1,391
HOA Events	197
HOA Operations	524
Transfer to Capital Fund	2,725
Total	\$ 48,422
Ending Balance - 12/31/18	
General Account	\$ 9,596
Beginning Balance - 1/1/18	
Capital Fund	\$ -
Deposits	2,725
Ending Balance - 12/31/18	\$ 2,725
Total Fund Balance - 12/31/18	\$ 12,321

Bay Pointe Marina Cove HOA 2019 Proposed Budget

<u>Bank Balance 1/1/19</u>	
General Account	\$ 9,597
Capital Funds	\$ 2,725
	\$ 12,322
<u>HOA Fees - 138 Eligible Homes</u>	
	80% Paid
HOA Fees at \$300 per Home	\$ 33,360
HOA Capital Fund at \$25 per Home	\$ 2,780
	\$ 36,140
<u>Expenses</u>	
Entrance & Common Area Landscaping	\$ 10,000
Common Area Usage & Maintenance	\$ 8,000
Utilities	\$ 4,500
Insurance	\$ 2,300
City Property Taxes	\$ 1,500
HOA Operations & Events	\$ 1,000
	\$ 27,300
<u>Capital Projects</u>	
To be determined	\$ 10,000
End of year bank balance	\$ 5,657
End of year capital fund balance	\$ 5,505
Estimated year end fund balance	\$ 11,162