

**Annual Meeting of the Bay Pointe Marina Cove Homeowners Association, Inc.  
March 5, 2020, 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): McKellar, Burton, Hudgins, Casey, Griffiths, Neal, Karger, Adams, Barnett, Purvis, Nichols, Graber, Layne, Hawkins, Pricer, Markulike, Behlau

The meeting was called to order at 7:05 pm by President Byron Bartley. The Board members were introduced by President Bartley. A 15% quorum was established with 23 member households present out of 46 paid at the start of the meeting.

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

- The landscaping at both entrances was totally redesigned and the sprinkler systems were fixed.
- A shed was added behind the pool house to store pool equipment.
- The HOA Facebook page and website (BPMCHOA.org) were updated and expanded to include more information and important HOA documents.

Next, Treasurer Shelby Payne gave the Treasurer's Report. The report showed 106 paid in 2019 (out of 138 possible or 77%) for revenue of \$34,775, added to the beginning bank balance of \$9,597 from the prior year. Expenditures were \$33,602, leaving a balance on December 31, 2019, of \$10,795. The capital fund expanded to \$5,400. 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 2019 Financial Statement and the 2020 Budget are attached to these minutes.

President Bartley then opened the floor for capital improvement suggestions. The first and most controversial item was the white fencing along the entrance of Bay Pointe off of Fairview Road. Some thought we should repair and repaint it. Some thought we should tear it down. Some thought we should replace it with a vinyl fence. It was explained that the fence is not owned by the Association and that it is not even part of the subdivision. Some then thought we should buy it or at least obtain an easement to repair it. One of the two owners of the fence (whose houses face Fairview) is willing to pay for part of a repainting, but wants her side painted as well. The other owner is not inclined to putting anything toward its repair. Bartley will converse again with the owners to see what can be negotiated. Bartley mentioned that the Board would be considering switching the pool to salt water at a cost of around \$2,000, generating substantial savings in yearly chemical purchases. He also informed the members that new aluminum picket fencing will be going in between the pool and the pavilion this year. One member asked about refurbishment of the tennis courts. Bartley indicated that we believed we had solved the underground water and earth movement issue with the tennis courts; the next step would be a total or partial refurbishment costing between \$15,000 and 20,000. Another member mentioned a desire to convert the halogen light at the Fairview entrance to LED for cost saving and frequency of bulb replacement.

Members also brought up issues not technically capital improvements, but important to the neighborhood. Some wooden pallets have been left on the side of the road near the rear entrance. Bartley suggested that a neighbor call the City for removal. The dip in the road near the rear of the

neighborhood was mentioned. One member (John Hawkins) indicated that he knew someone with the City that he would contact about this issue.

Elections were then held for the two open Board seats. These seats have three-year terms and expire at the annual meeting in 2023. The only nominations made were for Ann Morgan and Glen Vey (both incumbents), so President Bartley declared them the winners according to the By-Laws, Section 4(c)(3).

Next, Secretary Vey explained the Board request for a by-law amendment. The proposal read as follows: "The Board of the Bay Pointe Marina Cove Homeowners Association proposes to amend the Association By-Laws to add authority to enforce serious covenant violations within the neighborhood (leaving intact the possibility of individual homeowner enforcement authority) by adding a subsection 11 to Section 4(h) of the By-Laws and moving former subsection 11 to subsection 12." The new subsection 11 reads: "to adopt and amend uniform guidelines and procedures governing the enforcement of covenant provisions (which enforcement rights have been assigned by both neighborhoods' developers to the Association), which guidelines and procedures shall be published and furnished to each Member prior to the time they go into effect." Proposed guidelines for covenant enforcement were also presented to the members. After several questions and expression of concerns about current covenant violations, the by-law amendment was approved. The new by-laws as amended can be found on the website and will be published on Facebook.

Member Ron Karger then explained 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. Resident Henry Hawkins (a civil engineer) has taken a look at it and submitted a report. Karger suggested a multi-year plan to deal with the unwanted vegetation on the dike that the Board will address.

Bartley reported that the pool is in good shape. 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. A new electronic code will be distributed to members to open the pool, tennis courts/basketball court, and pavilion gates.

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 8:31 pm.

Respectfully submitted,  
Glen Vey, Secretary

**Bay Pointe Marina Cove HOA 2019 Financial Statement**

<b>Beginning Balance - 1/1/19</b>		
General Account	\$	9,597
<b>Deposits</b>		
2019 HOA Fees (77% Paid)	\$	34,775
Coca cola		26
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<b>Payments</b>		
Landscaping	\$	13,151
Common Area Capital Improvements		3,995
Common Area Maintenance		4,721
Utilities		4,724
Insurance		2,167
City Property Taxes		1,526
HOA Events		115
HOA Operations		529
Transfer to Capital Fund		2,675
Total	\$	33,602
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<b>Ending Balance - 12/31/19</b>		
General Account	\$	10,795
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<b>Beginning Balance - 1/1/19</b>		
Capital Fund	\$	2,725
Deposits		2,675
Ending Balance - 12/31/19	\$	5,400
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<b>Total Fund Balance - 12/31/19</b>	\$	<u>16,195</u>

**Bay Pointe Marina Cove HOA 2020 Proposed Budget**

<b>Bank Balance 1/1/20</b>	
General Account	\$ 10,795
Capital Funds	5,400
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	\$ 16,195
<b>HOA Fees - 139 Eligible Homes</b>	
	75% Paid
HOA Fees at \$300 per Home	\$ 31,500
HOA Capital Fund at \$25 per Home	2,625
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	\$ 34,125
<b>Expenses</b>	
Entrance & Common Area Landscaping	\$ 11,500
Common Area Usage & Maintenance	5,000
Utilities	5,000
Insurance	2,200
City Property Taxes	1,526
HOA Operations & Events	1,000
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	\$ 26,226
<b>Capital Projects</b>	
To be determined	\$ 10,000
<b>Bank Balance 12/31/20</b>	
End of year bank balance	\$ 6,069
End of year capital fund balance	8,025
Estimated year end fund balance	<hr/>
	\$ 14,094