

**Bay Quarter Shores Association
Board Meeting Minutes
August 11, 2007**

Meeting was called to order at 8:05 a.m., John Collier presiding.

Board members present: Michael Goodrich-Stuart, Frank Stewart, Jennifer Troy-Black, Ruth Franck, Gary Morris, Stan Johnson, Mike Silagyi; also present were Dick Lee, Curtis Black, Theresa French, Frank Klein and PJ Kline.

1. Minutes of the July 14 meeting were approved unanimously with no changes.
2. The financial report was presented by Jennifer Troy-Black. Current assets: \$162,632.05. The report was accepted unanimously.

Old Business

1. There was no new information on the discussion with Mr. Ogle of VDOT regarding the association's desired reduction of the speed limit on Cod Creek Drive to 25 mph in keeping with the county's approval of Bay Quarter Shores as a golf cart community. Frank Stewart said he had spoken with Kenneth Eades, Northumberland County Administrator, and as a result of that conversation believes the speed limit will be reduced along Cod Creek Drive between Bay Quarter Drive and Carolina Drive.
2. The board briefly discussed the aims of the Presley Creek Association, which in its posted July meeting minutes mentioned it is examining the possibility of having a special tax district established to help pay for dredging and maintenance of Presley Creek's entrance to the Potomac River. After some discussion surrounding general concerns about the establishment of such a district, Mike Silagyi informed the board that he would continue to watch the local newspaper for announcements of meetings and/or public hearings on the Presley Creek situation and inform the board so that any necessary action can be planned and undertaken at that time.
3. Stan Johnson informed the board that the new oval BQS stickers are being printed and should be available for distribution at the annual meeting in September.
4. Ruth Franck asked for clarification on rules regarding the use of identifying stickers. Per a past board decision, stickers are no longer mandatory for automobiles and trucks, but are still required for boats and trailers so they can be identified at the boat launch, pier and parking areas.

New Business

1. A preliminary budget has been prepared and comments were made by board members in preparation for adoption at the September Annual Meeting. John Collier reminded the board that the fiscal year runs from September through August. Among comments made by board members were the following: 1) Frank Stewart suggested that the future board consider the possibility of constructing a metal storage building at the barn area to accommodate additional equipment the association has acquired over the past year, including a mower deck and the new BBQ cooker; Mike Silagyi noted that the \$15,000 budget estimate for a new structure is based on a three-bay 16' x 30' wood building enclosed on three sides, with gates on the open side for each bay; 2) Frank suggested a \$10,000 annual amount be set aside for five years to help fund the eventual replacement of the clubhouse pool, which he said is showing its age but is not in danger of a catastrophic failure at this time; 3) Frank noted that the amount budgeted for replacement of the rusting tennis court fencing includes the use of vinyl sleeves over the existing posts and vinyl coated wire to minimize corrosion, and he said this item could be put on the back burner if the board deems it lower priority than other budgeted items. Following Frank's comments, Ruth Franck wondered about the possibility of adding a second pool rather than replacing the original pool to help relieve overcrowding as the association membership grows. She said that perhaps one pool could be reserved for serious swimmers. She and other board members have noted that there are times when the current pool's capacity is reached and members have been turned away due to health code restrictions on pool occupancy. Frank Stewart estimates a cost to replace the pool could be \$100,000. Stan Johnson noted that he believes all money must be placed in the general fund to protect the required emergency reserve, but agreed that earmarking funds for a future pool replacement or the addition of a second pool is a wise idea as part of our long-range planning.

Frank noted that improvements are being planned for the parking lot at the hunting area. John Collier noted that firearms laws in Virginia restrict the discharge of guns within 100 yards of a state road or occupied dwelling. Frank said he will put up a sign in the area noting this fact.

Frank reminded the board that the August meeting is his last regular meeting as a board member and encouraged the incoming board to continue to work on resolution of the speed limit reductions that are required for golf cart community status.

2. Mike Silagyi informed the board the Noblett Oil had offered a pre-pay arrangement for propane so the association could buy 300 gallons for \$2.19 per gallon. The board agreed to authorize the purchase at this price. (After the meeting when Mike was completing the form he noticed there was no restriction on the number of gallons purchased and purchased 600 gallons rather than the 300 because Noblett showed that BQS used 810 gallons of propane last year.)

3. Ruth Frank brought up the issue of noise abatement in the clubhouse and suggested that the best first step to take would be the installation of wall coverings to see their effect

before installing carpet tiles or another floor covering. She will prepare a cost estimate for later presentation to the board.

4. Stan Johnson noted that all requested boat and trailer ID stickers have been provided to members so there should be few questions about whether anyone launching boats or parking trailers is authorized to do so this coming Labor Day weekend. He suggested that new signs be installed emphasizing that the launch, pier and parking areas are for members only, and offered to e-mail ideas for the sign language to the board for comment and approval. Frank Stewart said he would take care of having such signs made. (Stan's e-mail was sent to board members within a couple of days after the meeting.)

5. Stan raised concerns about the parking of travel trailers on lots, and read items in the Covenants and Bylaws concerning trailers. Notably the Covenants state that no mobile home, tent or temporary structure shall be occupied on a lot except that mobile homes are permitted in sections T and M. Further, no trailer, boat, RV or other equipment may be stored on a lot NOT having a residence unless such lot abuts a lot containing the owner's residence. In addition, vehicles weighing more than 6,200 lbs. must be stored in a garage or in a storage area which may be designated by the board. Frank Stewart indicated his opposition to the establishment of any designated storage area saying he felt it would become a dumping ground and would require continual attention and management; he said that in the past when members had needed to store a boat or trailer on a temporary basis during driveway paving at their homes (for example), the board permitted members to leave those items by the barn for short periods of time. Stan mentioned that Betz Landing has a fenced storage area that doesn't seem to be a problem for that association. Michael Goodrich-Stuart noted that Betz Landing is a much smaller development than Bay Quarter Shores, which makes the need for a large and unsightly storage area unnecessary there. John Collier said that if we were to offer a storage area, it would have to be available to all members and that given even minimal dimensions of 100 square feet (10' x 10') per member we would need to set aside more than 20 acres of common land for a storage lot which would require fencing and grading/gravel for driveways and walkways. Discussion ended with the board reaching consensus that offering a storage area would be cost-prohibitive and generally undesirable. John Collier said that it might be possible for the board to locate a private storage facility and arrange for BQS members to receive a discount; if a member wishes to take the initiative and pursue this possibility it would be welcomed by the board.

6. Jennifer Troy-Black noted that she is considering various certificates of deposit to maximize the association's return on its funds. The board authorized her to go forward as she feels appropriate when current CDs mature, based on her position as treasurer. Jennifer also informed the board on progress concerning the acquisition of floating barriers that will be used to delineate the swimming area between the boat launch and pier. She enlisted the assistance of Gary Morris in finalizing these plans.

7. John Collier said that Kenneth Eades, Northumberland County Administrator, has initiated our request for no-wake buoys; the association will be required to buy the buoys upon receiving approval to have them installed.

8. Fraser Getgood informed the board via e-mail of three construction projects that have been approved since the July board meeting. Specifically, the installation of rip-rap, a pier and a house have been approved for lot A-94; the installation of a pier has been approved for lot A-96; the construction of an off-frame modular house has been approved for lots O-65-66 (which have been joined).

Member Time

John Collier opened the floor to members wishing to address the board.

1. Curtis Black noted that the boat launch may need an additional step installed to accommodate personal watercraft users after the beach area is made unavailable for the landing of these vessels. (The location of such a step was determined after the meeting at the boat launch site.)

2. PJ Kline is in the process of purchasing lot I-96 from Joyce Shelton so her daughter can build a home. Preliminary work by a soil scientist (David Miles) shows only a 25' x 25' square area suitable for a home on the lot, so Ms. Kline requested an easement on the adjoining common land which is shown on plat maps as being an extension of Key Drive (which does not exist except on the plat map). The board indicated its willingness to consider adjusting the BQS-required front setback to 40 feet (in the front, the plat shows a setback requirement of 50 feet) as it has done for other members with similar difficulties, but board members are not willing to permit an easement into common land or to sell common land, in particular any common land that is not identified as a deeded lot. Upon examination of the soil scientist's report, board members noted that the drawing indicates space for a home up to 28' x 44' or even longer (still meeting side setback requirements) in the area where the drawing states that 25' x 25' is all the space that is available. The board suggested Ms. Kline go back to the soil scientist for clarification of the plans and an explanation of the discrepancy. Following this discussion, Stan Johnson said he feels a large plat map of Bay Quarter Shores would be helpful in facilitating future conversations of this type. Dick Lee will go to the courthouse to acquire full-size copies of the tax maps for this purpose.

There being no further business, the meeting was adjourned at 9:12 a.m.