

**Bay Quarter Shores Association  
Board Meeting Minutes  
February 9, 2008**

Meeting was called to order at 9:00 a.m., John Collier presiding.

Board members present: Fraser Getgood, Michael Goodrich-Stuart, Frank Klein, Ruth Franck and Stan Johnson; also present were Dick Lee, Roz Johnson, Frank Stewart and Jean Ince.

1. Minutes of the January 12 meeting were approved unanimously with one change noted. The sentence beginning at the bottom of page 2 and concluding on page 3 should read: "The motion to deny the request was approved unanimously."
2. No financial report was presented; this was postponed to the March 8 meeting.

**Old Business**

1. John Collier reminded the board that budget preparation should not be forgotten since a budget needs to be in order by the annual meeting in September so it can be reviewed and commented on by the membership as a whole.
2. The lot on which two septic systems have been installed to service homes on other nearby lots was discussed. Greg Saville (the developer) has agreed to pay dues on that lot and maintain it until it is attached to one of the two lots with which it is associated. Since it has two septic systems, it is no longer considered a buildable lot. The question was raised as to what would happen concerning association dues and it was said that we have in the past permitted lots joined by a septic pipe under a road to be considered a single homestead with regard to association dues. John Collier said he is concerned about downstream ramifications of situations like this one, and urged the board to permit the lots to be joined into a single unit for dues assessment purposes. Ruth Franck asked whether the board has the authority to prevent this type of septic arrangement to be made in the future, but John responded that he feels our covenants don't cover this specific type of incident. To make it impossible the covenants would have to be amended following the process outlined. Stan Johnson said he feels a clear line of ownership of the lot is the best we can hope for to prevent future difficulties. He commented that having open lots – even when used as septic fields – isn't necessarily a bad thing. Fraser urged future board to take a look at the covenants to see what might be done to eliminate shared septic fields in the future.
3. Stan brought up the planned clean-up day (April 12) and said it would be announced in the upcoming newsletter. It will be followed by a community lunch (arranged by Jean Ince and Roz Johnson) around 12:30 p.m. A sign noting clean-up day has been installed at the front gate.

4. Stan (tentatively, barring any conflicts) offered to attend the POAVA meeting on April 17 on behalf of the association. He will report on it at a future board meeting.

5. The campground was discussed at some length. Frank Klein noted that two trailers remain in the campground at present. One is owned by a “building camper” and as a result can remain there through the winter months. The second is, he said, owned by Neal Smith who has repeatedly said he will remove it but has not done so to date. Its tires (four wheels on two axles) are flat and falling from the rims. Fraser said that he feels the board needs to act to have the trailer removed and that failure to do so will undo all the work that has been done on the campground rules. John asked Frank to send a certified letter (return receipt requested) to the trailer’s owner instructing him to remove the trailer by the end of February or the board will have it done at the owner’s expense.

6. Stan said he had examined the pillars at the entrance to the subdivision and feels that it might be counterproductive to sand blast them. He recommends brushing and painting over the same color. This could be a clean-up day project.

7. Stan has involved Walter Rosch, Frank Stewart and Jim Ince in a committee to work on the state-mandated reserve study. They were to meet in the clubhouse on February 9 after the board meeting. Mike Silagyi has started a database of association property and replacement costs that will help inform this committee. Stan believes the committee’s initial report may be ready for the board to review at the March meeting. In a sidebar to this discussion, the idea of insurance acting as a way to mitigate replacement costs for capital items was touched upon. Essentially, insurance is designed for catastrophic losses and not to replace items that fail due to age and wear and tear.

### **New Business**

1. John brought up the fall elections for open board seats. He announced his plan to depart the board. Fraser Getgood echoed that sentiment. As a result, two positions will be open. John hopes that Curtis Black will take the responsibility of serving as head of the elections committee. John also congratulated the board for the accomplishments made during his time as president. and thanked board members for the generosity of the time they spend on association business.

2. Picnics will be held on the Memorial Day weekend, Independence Day and the Labor Day weekend. John mentioned the importance of these traditions in building relationships between neighbors and pride in the association. He encourages members new and old to attend.

### **Officer Notes**

1. Ruth Franck said she had received a call about a boater having difficulty launching a vessel due to low water levels at the ramp. She will check on what can be done to mitigate this problem and report back to the board. Some discussion followed during which board members comments that the ramp is perhaps not intended for very large

boats and that those seeking to launch their vessels are doing so at their own risk. They also suggested that members check local tides to be sure they can launch and return at high tides. It was suggested that a marker indicating water depth be attached to the boat ramp along with a sign telling boaters that they are using this facility at their own risk.

2. Ruth said that Kaballero (internet provider) has given no definitive information on their potential plans to install wireless high-speed internet via a pole that might be placed at the clubhouse site. She asked whether the board would agree to having such a pole and wireless internet service at the barn if the clubhouse is not an agreeable location for the company. The board indicated general agreement that the barn is not a suitable location for internet access. (However, if a pole is to be placed near the barn and wireless internet provided in the clubhouse as a quid pro quo, this might be considered.)

3. Ruth is continuing to work on a list of clean-up day resources. She informed the board she cannot attend on April 12 due to a prior commitment.

4. New changes to boating laws in Virginia will make it necessary for power boat operators to become certified in coming years. Details on this will be publishing in an upcoming issue of the newsletter. Ruth suggested that even boaters not immediately affected by the new law should obtain certification as early as possible to avoid a potential logjam downstream. Dick Lee said he believes an online course to satisfy the state requirements may be available. Others said that they feel the VGIF (Virginia Department of Game and Inland Fisheries) website may be helpful.

6. Frank Klein said that Gayle Davenport has agreed to manage the pool this coming summer, and that she says she has a crew lined up.

7. Frank said that Digital Wisdom, the firm that hosts the association's old website, has not yet taken the site down. He has sent another letter asking them to do so.

8. Frank reported that 8-9 campers have signed up for the coming season, including a request for the site on which the trailer to be removed (noted above) now sits.

9. Frank Klein presented the following Maintenance Report for Mike Silagyi, who was unable to attend the meeting:

#### Spring Cleanup

*The maintenance man will be available on April 12, 2008. He will be making up compensatory time.*

#### Campground

*Cleanup in the campground continues.*

### Tree Removal

*Mike signed a contract in the amount of \$400 to have 14 stumps ground down in the campground. The stumps were ground down on February 1, 2008. The board approved a 2008 budget of \$17,000 for tree removal. To-date we have spent \$14,175. Mike does not anticipate awarding any more tree removal contracts this fiscal year.*

### Picnic Tables

*Construction of 12 picnic tables has started. The board approved a 2008 budget of \$1,200 to construct 8 picnic tables. The cost of wood was much less than originally estimated so Mike decided to construct 12 picnic tables. The cost of wood and hardware for the 12 tables is \$1,100.*

### Concrete Pad

*Mike signed a contract on February 6, 2008, to install a concrete pad on the east end of the clubhouse. Installation is scheduled to start March 17, 2008. The contract price is \$3,875. The board approved \$4,000 for this project in the 2008 budget. Mike received another estimate of \$4,800.*

*Work is scheduled to start March 17, 2008, after the threat of freezing weather. A drying "accelerator" will not have to be added to the wet concrete. Work should be completed by March 21, 2008.*

### PCA Meeting

*There is a meeting of the Presley Creek Association to discuss current activities and select managing members. Mike will not be able to attend this meeting since he will be out of town.*

*Date: Sunday February 17th 2008 Time: 2:00 PM*

*Location: The Transportation Museum (Located behind the old Northumberland County courthouse, Heathsville. Parking is available behind the Tavern in front of the Museum.)*

10. Michael Goodrich-Stuart informed the board of the coming change to digital TV transmission which takes place in February 2009. This could impact rural TV viewers who have older analog television sets since their equipment will not receive digital signals. The federal government is making coupons available to defray the cost of digital converters for citizens who wish to continue to use their analog TVs. A limited supply of these coupons is available, and they can be requested at the official website: <https://www.dtv2009.gov/>.

11. Michael showed the board his embroidered Bay Quarter Shores golf shirt, which he had made by a vendor. He will look into the possibility of getting samples of this type of merchandise for future sale to association members.

## **Member Time**

1. Frank Stewart thanked the board, especially Mike Silagy and Frank Klein, for continued work to administer the new campground rules. He informed the board that Ada Michael, who is in Florida for the winter, has suffered a stroke and is recovering.
2. Jean Ince reminded the board that she needs information or flyers to include in the newsletter for the picnic RSVPs and for the swimming pool sign-up.
3. Roz Johnson suggested that the nominating committee attend clean-up day and any upcoming picnics to cull names from sign-up sheets when seeking potential nominees for open seats on the board.
4. Roz also suggested that the individual who noted issues with the boat ramp could be approached with a request for a donation to put toward any expenses that might be incurred for dredging or other remedies since he is apparently the only individual experiencing the problem. Frank Stewart noted that those who have used the ramp tend to be aware of tidal differences in water depth. Stan Johnson said he is concerned about any work that might be proposed opening a can of worms since wetlands protection is heavily regulated with fines levied for breaking rules.

There being no further discussion, the meeting was adjourned at 10 a.m.